City of Fredericksburg

Planning and Zoning Meeting Agenda
Wednesday, July 2, 2025 ~ 5:30 PM
New City Hall at East Campus
2818 E. U.S. Hwy. 290
Fredericksburg, Texas 78624

Janice Menking, Chair
Polly Rickert, Vice Chair
Daryl Whitworth, Member
Jeff Lawrence, Member
Cindy Scroggins, Member

Tom Musselman, Member
Tim Dooley, Member
Jim Jarreau, Member
Belinda McDonnell, Member

The City of Fredericksburg Planning and Zoning Commission will meet in a regular session on July 2, 2025, at 5:30PM. Link to City of Fredericksburg agenda webpage to watch video of the meeting.

Written Comments: to be submitted remotely:

1. Must be received by 2 p.m. on July 2, 2025.
2. Complete the Citizen Comment Form online at www.fbgtx.org; or
3. Email your comments to jmusgrove@fbgtx.org

Verbal Comments:
Sign up in-person between 5:00 p.m. and 5:30 p.m. New City Hall at East Campus 2818 E. U.S. Hwy. 290, Fredericksburg, Texas 78624
You will be limited to 3 minutes to speak.

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1. CALL TO ORDER

2. INTRODUCTION OF DIRECTOR OF DEVELOPMENT SERVICES

3. ROLL CALL

4. APPROVAL OF MINUTES

A. June 4, 2025 Regular Meeting Minutes

5. PUBLIC HEARING

A. **Consider Request Z-2512**: By The City of Fredericksburg to Consider the following:

A A Land Use Change from Medium Density Residential to Public/Semi-Public

for Approximately 8.91 Acres of Land Located 780 ft East of the Friendship Lane Hwy 87 South Intersection. Also referred to as G.E. CO #27 for Property Located at 1106 South Adams Street.

B A Zoning Change from R1, Single Family Residential to PF, Public Facilities for Approximately 8.91 Acres of Land Located 780 ft East of the Friendship Lane Hwy 87 South Intersection. Also referred to as G.E. CO #27 for Property Located at 1106 South Adams Street.

i Presentation by the Applicant
ii Presentation by the Staff
iii Hold Public Hearing
iv Take Action on the Land Use Change
v Take Action on the Zoning Change

B. **Consider Request Z-2508** - By Lynn Development LLC, to Consider a Conditional Use Permit (CUP) per Sec. 3.310 for Permission to Operate as a Light Manufacturing (Micro-Brewery) Use for Property Located on the South-East Corner of South Creek and Hwy 87 South, Also Refered to as ABS A0735 S R Wilson 338, 2.362 Acres Including Pt of Lot 2, Friendship Oaks.

i Presentation by the Applicant
ii Presentation by the Staff
iii Hold Public Hearing
iv Take Action on the Conditional Use Permit

C. **Consider Request Z-2511:** By Karla B Lawrence to Consider the Following:

A A Land Use Change from Medium Density Residential to Commercial for Property Located at 1106 South Adams Street.

B A Zoning Change from R2, Mixed Residential to C1, Neighborhood Commercial for Property Located at 1106 South Adams Street.

i Presentation by the Applicant
ii Presentation by the Staff
iii Hold Public Hearing
iv Take Action on the Land Use Change
v Take Action on the Zoning Change

D. **Request Z-2513:** By P.V. McMinn with Nuvista Development LLC, to Consider a Site Plan and Conditional Use Permit per Sec. 3.200 for a Condominium and Townhome Use for Property Located at 1032 South Milam Street.

i Presentation by the Applicant
ii Presentation by the Staff
iii Hold Public Hearing
iv Take Action on the Conditional Use Permit

6. ACTION ITEMS

A. **Consider SP-2505:** By S.E. Daniels Construction, LLC to Consider the Site Plan and Entry Corridor Application for the 87 Plaza Located at 702 South Washington Street.

7. DISCUSSION ITEMS

A. Senior Planners Report

8. ADJOURN

CERTIFICATION

This is to certify that I, Jan Musgrove, posted this Agenda at Friday, on June 27, 2025, on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.

Jan Musgrove

Jan Musgrove
Planner 1

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

PLANNING & ZONING COMMISSION
MEETING MINUTES
June 4, 2025
5:30 P.M.

On the 4th day of June 2025, the Planning and Zoning Commission convened in Regular Session at the New City Hall at East Campus 2818 E. U.S. Hwy. 290, Fredericksburg Texas with the following members present to constitute a quorum:

PRESENT:
JANICE MENKING
POLLY RICKERT
TOM MUSSELMAN
CINDY SCROGGINS
JIM JARREAU
TIM DOOLEY
BELINDA MCDONNELL

ABSENT:
JEFF LAWRENCE
DARYL WHITWORTH

ALSO, PRESENT:
EVAN WILLIAMSON - Interim Director of Development Services and Assistant City Engineer
MICK MCKAMIE – City Attorney
MARIA GARCIA - Attorney
SHELBY COLLIER – Senior Planner
JAN MUSGROVE – Planner I

Janice Menking called the meeting to order at 5:30 P.M.

ROLL CALL: A quorum was present.

PUBLIC HEARING ITEMS:

Request Z-2510: By Ross Wood with Frost Bank, to Consider a Conditional Use Permit (CUP), Site Plan and Entry Corridor Application per Sec. 3.210, C2, Commercial, to Allow for a Drive-Through Use for Property Located at 1415 East Main Street. The Drive-Through Use Would be in Support of Bank Operations.

Presentation: David Eubanks gave a summary of the project and how the renderings had been changed to comply with the entry Corridor Standards.

Janice Menking opened the floor for Public Hearing at 5:39PM and closed it at 5:39PM.

Summary: Shelby Collier
The application was reviewed for conformity with all applicable regulations, including Sec. 7.131, Sec. 5.460 and Sec. 3.210 and after review by the Development Review Committee (DRC), Staff have the following recommendations:

STAFF RECOMMENDATION:
Staff recommend approval of the Site Plan, Conditional Use Permit for a Drive-Through and Entry Corridor application. The proposed development provides adequate stacking for the Drive-Through and appropriately conveys vehicular traffic throughout the development and the design and style as presented appropriately convey the Hill Country aesthetic.

Staff recommends approval of the Site Plan and Conditional Use Permit (CUP) conditioned upon the following:

- Approval of Civil Construction Plans
- TxDOT approval of driveway permit

Discussion:
A brief discussion revolved around the roof line and the original height of the tower.

Tom Mussleman asked if the application met the guidelines.

Shelby Collier responded that yes, it was a compliant application.

Tim Dolley made a motion to approve the application as presented and asked for a roll call vote.

Tom Musselman seconded the motion.

Vote:	Belinda McDonnell – Nay	Tim Dolley – Aye
	Tom Mussleman – Aye	Polly Rickert – Nay
	Cindy Scroggins – Aye	Janice Menking – Aye
	Jeff Lawrence – Aye	

Motion carried 5 to 2

Request Z-2509 - 415 East College - By OSSCA LLC, Sara Aaronson to consider a Conditional Use Permit (CUP) per Sec. to allow for an addition of a bathroom to a legal nonconforming short-term rental (STR).

Cindy Scroggins recused herself from the Diaz at 5:56PM

Presentation: Cass Phillips

Summary: Shelby Collier
The subject property first obtained a Short-Term Rental permit in 2022, for a 2-bedroom unit with an occupancy of four (4). With the passing of the 2024 STR Ordinance **(No. 2023-18**) the property is now considered a Legal Nonconforming Use. This is important because, per Sec. 6.110, all Legal Nonconforming Uses located in Residential Zones require an approved Conditional Use Permit to enlarge the structure.

With this in mind, the applicant submitted a Conditional Use Permit application requesting permission for a 138 sq ft building addition to an existing bathroom. The addition to the bathroom would not result in an increase in occupancy and would not require the property to provide additional parking.

STAFF RECOMMENDATION:
The application was reviewed for its conformity with all applicable regulations, including Sec. 7.131, Sec. 5.460 and Sec. 6.110 and after review by the Development Review Committee (DRC), Staff made the following recommendation.

Staff recommend approval of the Site Plan and Conditional Use Permit application. The proposed addition is minimal and would not impact on the site or neighboring properties and uses. The 138 sq ft addition would be to accommodate the needs for the redesign of the bathroom and would not change the permitted occupancy for the unit.

Staff recommends approval of the Site Plan and Conditional Use Permit (CUP) application as presented.

Janice Menking opened the floor for Public Hearing at 6:02PM and closed it at 6:02PM.

Discussion:
A very brief discussion concerning occupancy and whether the new bathroom was ADA compliant.

Cass Phillips responded that the bathroom would be ADA compliant.

Shelby Collier stated that the occupancy of the STR would remain the same and that occupancy was tied to bedroom count + two.

Polly Rickert made a motion to approve as presented.

Jeff Lawrence seconded the motion.

All voted Aye and the motion passed.

Cindy Scroggins returned to the Diaz at 6:04 PM

Request #Z-2507: By Continental Homes Of Texas, L.P. To Consider a Request For a Conditional Use Permit (CUP) Per Sec. 3,700 And The Approved Planned Unit Development (PUD) To Allow For Development of Single-Family Residential, Accessory Structures, Guest House, Community Recreation, Club Or Lodge, Administrative Services, Storm Water Detention, All Weather Trail, Open Space, Sign And Mail Boxes For Approximately 70 Acres Located Between West Live Oak And Pyka Road, Addressed as 256 Pyka Road.

Presentation: Mr. Devin Kleinfelder

Public Hearing opened at 6:10PM and closed at 6:10PM.

Summary: Shelby Collier
The subject property recently obtained approval for a Zoning change from R5, Patio Home Residential to PUD, Planned Unit Development, resulting in a customized zoning that requires the issuance of a Conditional Use Permit for each use associated with the development.

The applicant has since submitted a Conditional Use Permit Application (CUP) which includes a

341 lot (337 buildable lots), residential development consisting of 3 lot types including 197 lots for Single Family Residential and Accessory Uses, 140 lots that would allow for Single Family Residential, Duplex, Guest House and Accessory Uses and 4 lots that would allow for Community Recreation, Club or Lodge, Administrative Services, Storm Water Detention, All Weather Trail, Open Space, Sign and Mailboxes.

Staff Recommendation:
The application was reviewed for conformity with all applicable regulations, including Sec. 7.131, Sec. 5.460 and Sec. 3.700 and after review by the Development Review Committee (DRC), and Staff have the following recommendations:

Staff recommend approval of the Conditional Use Permit Application for all the requested uses. The proposed residential development was designed as a PUD with the intent to provide primarily Single-Family Residential Uses with the option for Duplex and other supporting uses for the neighborhood. With that said, the location of signage and mail needs more consideration as the location of signage will impact view corridors and mail collection will generate traffic that needs to be planned for.

Staff recommend approval of the Conditional Use Permit (CUP) conditioned upon the following:

- Approval of Civil Construction Plans
- Approval of Preliminary Plat
- Approval of Final Plat

Discussion:
A brief discussion ensued related to the placement of the mailbox center and where the neighborhood sign would be placed

Mark Cornett mentioned that they would like to distribute them throughout the subdivision but would have to defer to the Post office as they preferred efficiency.

Shellby Collier stated that signs could only go on lot type X.

Devin Kleinfelder responded that the developer has identified the south-east corner for the Trails of Windcrest sign, and wayfinding within the burn.

Polly Rickert made a motion to approve the application with staff recommendations.

Tom Mussleman seconded the motion. All voted aye and the motion passed unanimously.

Action Items:
Consider P-2510: By Josh Leamons with Searchers Surveying to Review the Preliminary Plat for the Trails of Windcrest Subdivision Located at 256 Pyka Road.

Presentation: Devin Kleinfelder with DR Horton**,** mentioned that the subdivision would have a HOA, that the old farmhouse would be repurposed as an activity center and that all landscaping would be water friendly.

Summary: Shelby Collier
The subject property recently obtained approval for a Zoning change from R5, Patio Home Residential to PUD, Planned Unit Development, resulting in a customized zoning that requires the issuance of a Conditional Use Permit for each use associated with the development.

The applicant has since submitted a Preliminary Plat Application which includes a 341 lot (337 buildable lots), residential development consisting of 3 lot types including 197 lots for Single Family Residential and Accessory Uses, 140 lots that would allow for Single Family Residential, Duplex, Guest House and Accessory Uses and 4 lots that would allow for Community Recreation, Club or Lodge, Administrative Services, Storm Water Detention, All Weather Trail, Open Space, Sign and Mailboxes.

The development proposes to take access off of West Windcrest and Pyka Road as well as provide connectivity to Green Meadows Blvd and Smokey Oak Drive to the East and Smokehouse Lane to the West.

Staff Recommendation:
The application was reviewed for conformity with all applicable regulations, including Sec. 3.700 and Sec. 4.04 and after review by the Development Review Committee (DRC), and Staff has the following recommendations:

Staff recommends approval of the Preliminary Plat Application (CUP) conditioned upon the following:

Approval of Civil Construction Plans
Approval of Final Plat and addressing
Approval by Staff or the Commission of the Mailbox and Signage locations (May occur at the Final Plat)
Payment of Park Land Dedication fees

Discussion:
Polly Rickert complimented the developers on the subdivision and particularly remarked on the street layout and how they had effectively broken up the length of the streets.

Polly Rickert made a motion to approve the application with staff recommendations.

Belinda McDonnell seconded the motion. All voted aye and the motion passed unanimously.

Consider SP-2505: By S.E. Daniels Construction, LLC to Consider the Site Plan and Entry Corridor Application for the 87 Plaza Located at 702 South Washington Street.

Presentation: Scott Daniels, S.E. Daniels Construction, LLC

Summary: Shelby Collier
The Site Plan and Entry Corridor Application was reviewed for its conformity with Sec. 3.210, Sec. 7.131 and all other applicable codes and ordinances.

Site Area: Approximately 1.951 Acres OR 84,985 sq ft

Zoning: C2, Commercial - Entry Corridor Sec.3.210

Building Coverage: 17% (75% Maximum) Sec.3.210

Impervious Coverage: 80% (80% Maximum) Sec.3.210

Heights: 25 Ft (38 Ft Maximum) Sec.3.210

Sidewalk: A sidewalk is provided along Highway Street and South Washington Street.
Access: The driveway proposed on South Washington Street (27 ft-wide) will require TxDOT permitting and approval; However, the 26.5 ft-wide driveway proposed onto Highway Street may be approved by Staff.

Parking: 1 parking space per 4 seats is required for the Restaurant resulting in 40 spaces required.

The Restaurant will also consist of a bar which requires one (1) space per three (3) seats resulting in 20 spaces required. In addition, 1 parking space per 400 sq ft is required for General Retail for a total of fourteen (14) spaces, resulting in a required total of eighty-nine (89) parking spaces with the applicant providing 101 to accommodate customers and employees. Sec. 7.86

Landscape and Screening: Plans are required per Sec. 7.920 and should include One (1) tree per
75 LF required. Off-street parking shall have ten (10) sq ft interior landscaping for each parking space. A strip of land at least five (5) ft in depth located between the abutting right-of-way and the off-street parking areas or other vehicular area which is exposed to an abutting right-of-way shall be landscaped and include one (1) tree for each fifty (50) LF. In addition, a hedge wall, or other durable landscape barrier, of at least two (2) feet in height, shall be placed along the perimeter. Screening along the perimeter of the property is not required per Sec. 7.940, however, screening of the dumpster is required per Sec. 7.980. A Landscape Plan has been provided and approved.
Refuse: A dumpster is located on the south-west side of the parking lot and will be fully screened. Sec. 7.940

STAFF RECOMMENDATION:
The application was reviewed for conformity with all applicable regulations, including Sec. 7.131 and Sec. 3.210 and after review by the Development Review Committee (DRC), Staff have the following recommendations:

Staff have performed a detailed review of the Site Plan and Entry Corridor application. The proposed development would result in a multi-tenant space and redevelopment of a significant intersection that includes curbing, sidewalks and relocated access points. The design as presented is reflective of the Hill Country aesthetic and Commercial Building form.

If the commission were to approve the Site Plan and Entry Corridor Application, it should be conditioned upon the following:
Approval of Civil Construction Plans
TxDOT approval of driveway permit

Discussion:
Tom Mussleman wanted to know how close the driveway on Friendship was to the Washington Street intersection.

Evan Williamson responded that it should be at least 100 to 120 ft away and if more space was available, the more the better.

Polly Rickert had issues with the placement of the building and the fact that the parking lot was so prominently placed facing friendship Lane. She also mentioned that the strip mall did not look like Fredericksburg at all. She suggested the applicant move the parking to the side or rear of the lot as this would be better for outdoor seating and would make it dog friendly.

Evan Williason stated that the Fire Marshall had stated that there would have to be access around the building hence the need for the building placement and that Life safety took precedence.

Belinda McDonnell stated that she would like to see more detail and some finesse to the façade.

Shelby Collier pointed out to the Commission members that the lot had several constraints, the driveways and the Fire Marshall's need for access. She stressed that the Commission members be specific to the applicant.

More discussion revolved around the choice of colors for the awnings, the lack of uniqueness to each unit, adding dimension to the façade and perhaps changing the shape of the building to a L-shape instead of a rectangle. It was stated that this looked like any big city strip mall and not like Fredericksburg at all.

Scott Daniels, the applicant, mentioned that the colors and the finishes were not finalized and that they would be open and flexible to the entry corridor requirements.

Evan Williamson stressed again that life safety would trump all.

Shelby Collier restated that the application met all the requirements and that the current presented layout was the best for this unique lot.

Polly Rickert mentioned that she would like the applicant and Staff to meet with the Fire Marshall to confirm that it was a necessary to place the building in its current location, could there be other options.

Polly Rickert made a motion to deny the application based on Sec. 7.131.

Belinda McDonnell seconded the motion.

A roll call vote was called:

Belinda McDonnell – Aye
Tom Mussleman – Nay
Jeff Lawrence – Aye
Janice Menking – Aye
Tim Dolley – Aye
Cindy Scroggins – Aye
Polly Rickert – Aye

Motion carried 6 to 1

Scott Daniels, the applicant, asked what the next steps were.

Shelby Collier stated that Staff would arrange a meeting with the Fire Marshall and that she would send an email.

Approval of the Minutes:
Tom Mussleman made a motion to approve the corrected May 7, 2025, minutes. Polly Rickert seconded the motion, and the May minutes were unanimously approved.

Discussion Items:

A. Senior Planner / Historic Preservation Officer's Report: Shelby Collier
Ms. Collier began her report with the previously discussed item of moving by right uses in the CBD (Central Business District) were to move all Alcohol related uses to include restaurants, to require a CUP (Conditional Use Permit), she would be placing this suggestion on the July agenda and reminded the Commission that this would require City Council approval. She thought that this would be the most efficient and quickest way to start the process, making an amendment to the current CBD ordinance.

She also talked about doing a deep dive in the National Historic District and would be reporting back on the subject.

Polly Rickert wanted to know if the Commission would draft the change to the ordinance or would they just make a request of City Council.

Shelby Collier responded that she would have to defer to Legal counsel as she thought that the commission was an advisory board and that direction comes from City Council.

Maria Garcia, Legal counsel, mentioned that the commission could certainly work on it and send it to City Council.

Polly Rickert stated that she thought that it would be a more expeditious way for the commission to manage it, make the changes to the CBD Ordinance and present it to City Council and asked if that could be added to the July agenda.

Tom Mussleman made the comment that if this were put in place it would only apply to new business.

Shelby Collier responded yes, as those tenants turned over, they would have to go through the CUP process which meant coming before Planning and Zoning Commission.

Shelby Collier also mentioned that this topic/item was in the Comprehensive plan that the commission had worked on.

Jeff Lawrence mentioned that the commission had talk about being ablet o put some kind of conditions on those establishments that offered "free" alcohol, such as requiring a member of the staff to be TABC qualified.

Maria Garcia, Legal counsel, mentioned that this would require research and a study and if it was not in conflict with State Law.

Jeff Lawrence mentioned as did Tom Musselman that there should be some accountability for these retailers.

Shelby Collier mentioned that this would be a separate issue and a different process.

In summary, Shelby Collier restated that staff would bring the uses by right and move them over to the CUP required section of the CBD Ordinance with the definitions of the uses for the commission to review in July and the two Conditional Use permit requirements for the CBD and the Historic Shopping District Overlay.

She reminded the Commission that please, not communicate amongst yourselves as it creates a quorum, no texting in groups, or emails. Staff will provide information to you with blind copies.

Polly Rickert asked if the “free” Alcohol issue mentioned earlier could also be brought to City councils’ attention.

Janice Menking wanted to know about Park dedication funds, who monitored that, where does the money go?

Tom Mussleman wanted to know if the Commission could get a report on that.

Shelby Collier replied that Development Services collects the funds, that there were two parts to the fund, North and South.

Evan Williamson continued by explaining that finance manages the funds and ultimately, Andrea Schmidt, Director of Parks, distributes the funds.

The commission jointly agreed that they would like to see some data on the funds in the near future.

Janice Menking asked if Staff could work on a report on how many lots have been approved in the last couple of months and how many are actively being improved.

Shelby Collier responded that Mr. Tim Lemberg with Economic Development may already have that information available, if so, Staff will email a copy out to each member for their review.

Jeff Lawrence asked about the status of Director of Development position.

Ean Williamson mentioned that there was a second round of interviews this Friday (June 6, 2025) for the top two candidates and that they would meet with the Mayor, David Bullion, the chair of the historic review Board and Janice Menking, Planning and Zoning Chair.

Shelby Collier talked about possibilities of scheduling a workshop, perhaps in September, so that the Commission could discuss a myriad of subjects.

ADJOURN

With nothing further to come before the Commission, the meeting adjourned at 7:39 PM.

PASSED AND APPROVED on the 2nd day of July 2025.

JAN MUSGROVE, Planner I	JANICE MENKING, Chair

PLANNING AND ZONING COMMISSION AGENDA MEMO

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Shelby Collier, Senior Planner
MEETING DATE: July 2, 2025 **SECTION:** PUBLIC HEARING **ITEM:** A.

CAPTION: **Consider Request Z-2512**: By The City of Fredericksburg to Consider the following:

A A Land Use Change from Medium Density Residential to Public/Semi-Public for Approximately 8.91 Acres of Land Located 780 ft East of the Friendship Lane Hwy 87 South Intersection. Also referred to as G.E. CO #27 for Property Located at 1106 South Adams Street.

B A Zoning Change from R1, Single Family Residential to PF, Public Facilities for Approximately 8.91 Acres of Land Located 780 ft East of the Friendship Lane Hwy 87 South Intersection. Also referred to as G.E. CO #27 for Property Located at 1106 South Adams Street.

i Presentation by the Applicant
ii Presentation by the Staff
iii Hold Public Hearing
iv Take Action on the Land Use Change
v Take Action on the Zoning Change

SUMMARY:
The applicant has submitted a Land Use and Zoning Change request for approximately 8.91 acres of land located on Friendship Lane. The applicant is requesting a Land Use Change from Medium Density Residential (MDR) to Public/Semi-Public and a Zoning Change from R1, Single Family Residential to PF, Public Facilities.

The 2024 Comprehensive Plan identifies this property as a Parks and Open Space Place Type that recommends a zoning categories of Open Space (OS) and while not expressly stated, Public Facilities (PF). The Current Zoning code has the following intent for each zoning.

Open Space - This category is intended to be left undeveloped, except for park facilities. Land in this category is generally unsuitable for development because of flood susceptibility or steep slopes. Vantage points that offer unique views are best left undeveloped so as not to block the view. Park facilities or beautification efforts are consistent with the open space category.

Public Facilities - This zone is intended to provide for the placing of public or semi-public facilities within close proximity to the various forms of neighborhood land uses, to provide needed public service to the community on a local or regional basis and to provide for the placing of governmental facilities in areas where such are needed to complement the particular needs of the surrounding land

uses.

The Open Space Future Place Type is envisioned to contain active and passive parkland, trails and open space designated for public use. These natural and improved spaces are critical amidst urban development, for the outdoor enjoyment of residents and workers while connecting public parks and amenities. Commercial uses might include recreational services such as kayak and bike rental facilities and institutional uses might include green spaces and developed parkland.

BACKGROUND: The surrounding properties include C1, Neighborhood Commercial to the West, C2, Commercial to the North, Open Space to the East and South, across Friendship Lane is C1.5, Medium Commercial.

The property is currently zoned R1, Single Family Residential and permits only a few uses by right:

Single Family Detached	Local Utility Service	Short-Term Rental, Accessory
Short-Term Rental, B&B		

It is the desire of the applicant to obtain a Public Facilities Zoning classification and **Sec. 3.600 - Public Facilities** speaks to the development standards allowed and includes the following uses by right:

Administrative Services	Major Utility Facilities	College & University Facilities	Medical Offices
Cultural Services	Military Installations	Detention Facilities	Mobile Food Establishments
Guidance Services	Park and Recreation Services	Hospital Services (Limited)	Postal Facilities
Local Utility Services	Public Primary Educational Facilities	Maintenance & Service Facilities	Public Secondary Educational Facilities
Aviation Facilities	Safety Services		

The 2024 Comprehensive Plan identifies the subject property with a future place type of Open Space, which is intended to contain active and passive parkland, trails and open spaces designated for public use. An appropriate existing zoning district would be Open Space (OS) and while not expressly identified, Public Facilities (PF). Both zoning categories allow for the development of parkland and green space with the largest distinction being that PF allows for other public services such as Public Education and Utility Facilities.

Notice of Public Hearing Response: As part of the Public Hearing process, Staff must notify property owners that own property within 200 ft fo the subject property. As of June 23, 2025, 2 responses in support of the request have been received.

STAFF RECOMMENDATION:
In reviewing the application, Staff identified that the 2024 Comprehensive Plan categorizes the subject property as an Open Space future place type. It is important to note that this place type is

intended to provide parkland, trails and open space designated for public use.

The surrounding properties consist of a variety of zoning and land uses including a detention pond to the East, a new commercial development to the west and a Hotel across Friendship Lane. In addition, there are several new businesses (Chick-Fil-A, Discount Tire) and hundreds of new residential units (Lennar Phase 1 - 4, Alora Mae Condos) coming online within a few feet of the subject property, all of which would be served well by land dedication for public use. Therefore, Staff recommends that the Planning and Zoning Commission follow the direction of the 2024 Comprehensive Plan and recommend a zoning that allows for the development of parkland.

ATTACHMENTS:

1. Z-2512 Public Hearing Map_Zoning
2. Z-2512 Land Use Map
3. Z-2512 Mailing Labels
4. Survey
5. Z-2512 - Barron - Approve
6. Z-2512_Schandua - Approve

APPROVAL/REVIEW:

_____ Date: June 24, 2025

Shelby Collier, Senior Planner

_____ Date: June 24, 2025

William McKamie, City Attorney

Z-2512

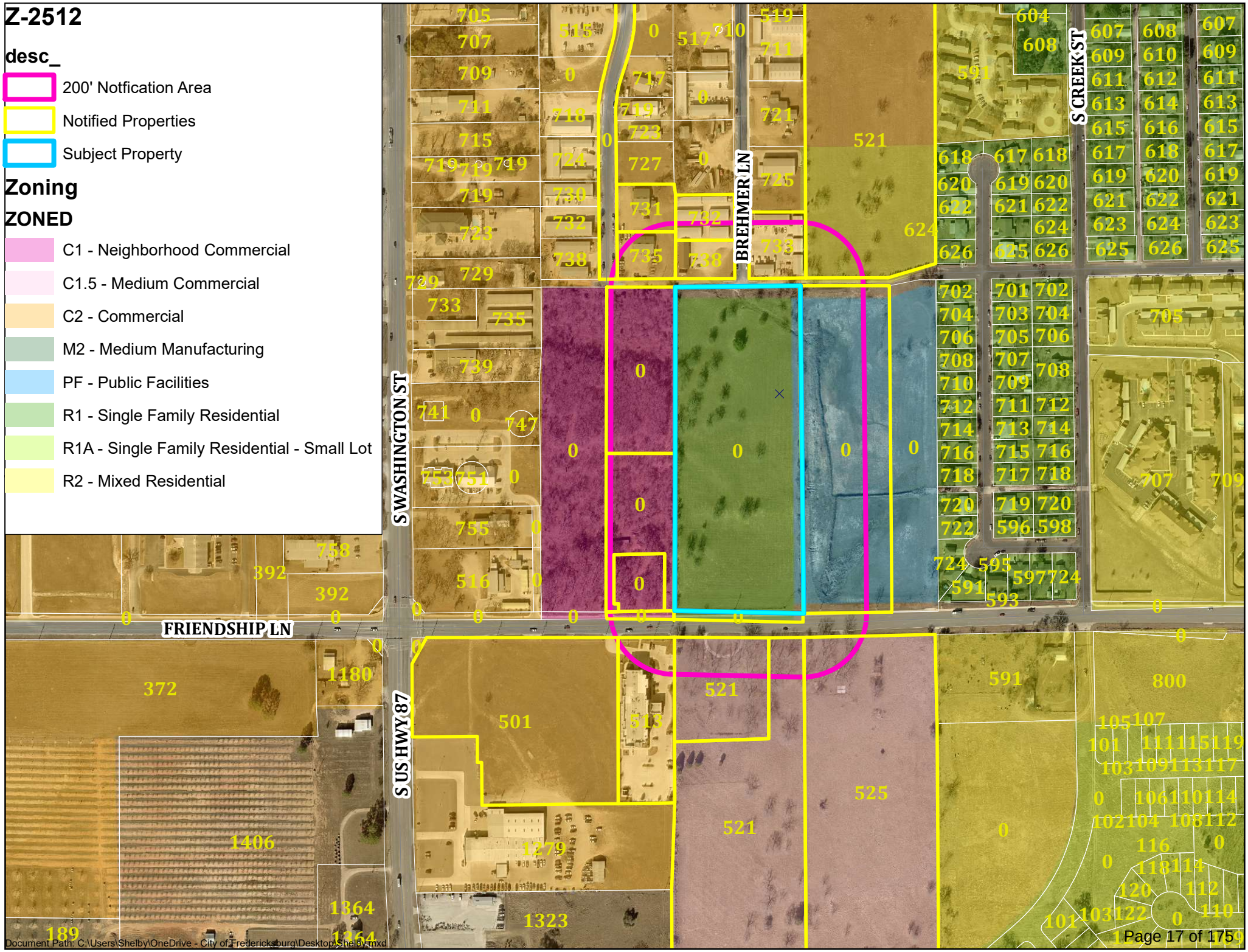
desc_

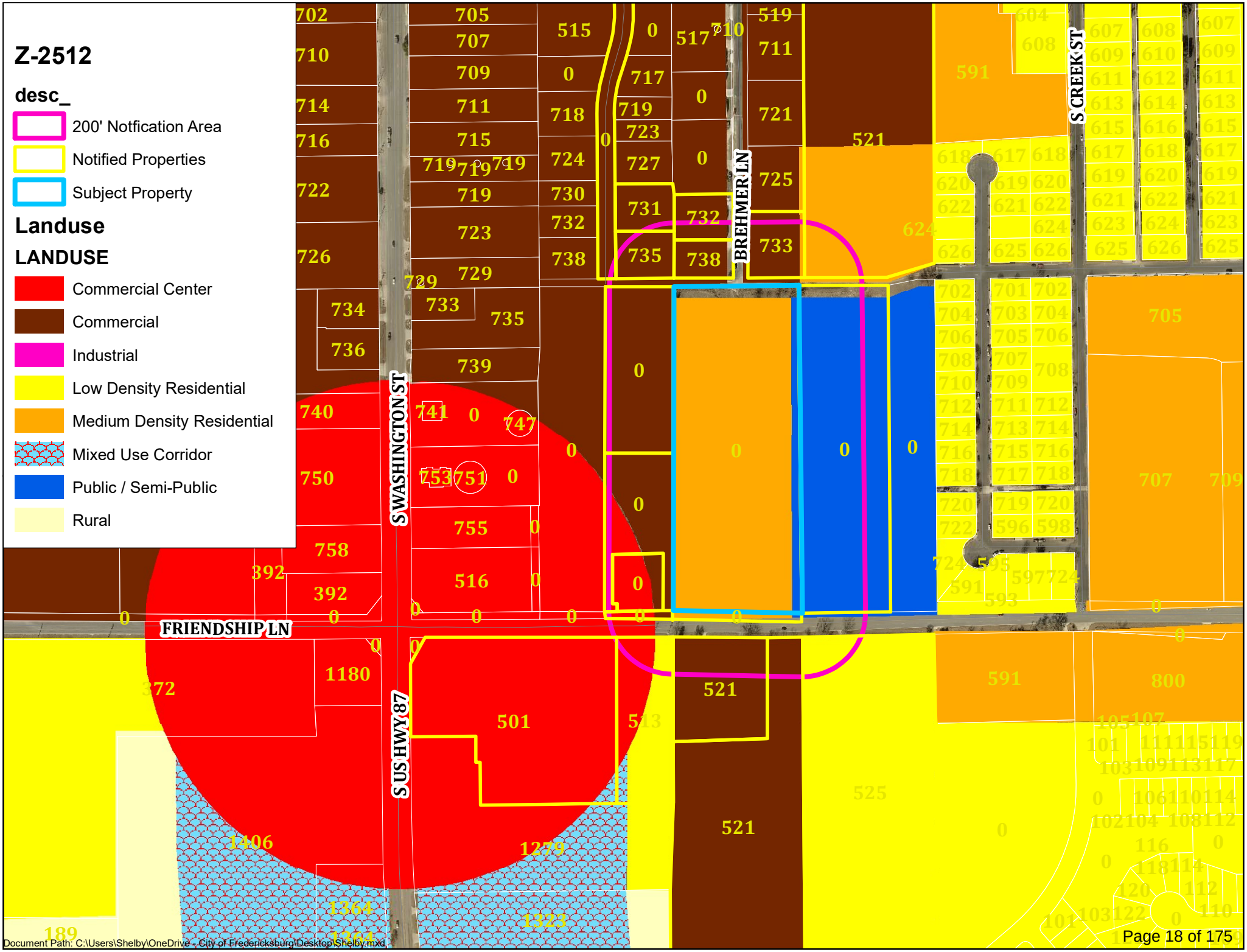
- 200' Notfication Area
- Notified Properties
- Subject Property

Zoning

ZONED

- C1 - Neighborhood Commercial
- C1.5 - Medium Commercial
- C2 - Commercial
- M2 - Medium Manufacturing
- PF - Public Facilities
- R1 - Single Family Residential
- R1A - Single Family Residential - Small Lot
- R2 - Mixed Residential




Z-2512
desc_
200' Notfication Area
Notified Properties
Subject Property
Landuse
LANDUSE
Commercial Center
Commercial
Industrial
Low Density Residential
Medium Density Residential
Mixed Use Corridor
Public / Semi-Public
Rural
S WASHINGTON ST
S US HWY 87
FRIENDSHIP LN
BREHMER LN
S CREEK ST

A&J Deer Processing LLC
214 W Centre
Fredericksburg, TX 78624

River Hills Partners LLC
1200 Barton Creek Blvd
Apartment 6
Austin, TX 78735

BBR Mustang LLC
105 W San Antonio
Fredericksburg, TX 78624

4 Pipkin Properties
P.O. Box 977
Fredericksburg, TX 78624

Ray Herrera
P.O. Box 2481
Fredericksburg, TX 78624

Hampel Texas Holdings LLC
1617 Cave Creek Rd
Fredericksburg, TX 78624

Catclaw Ventures LLC
157 Country Creek Lane
Fredericksburg, TX 78624

Texas 5A Properties LLC
510 Post Oak Road
Fredericksburg, TX 78624

Fredbg Hotel Venture LLC
4276 W Ruby Hill Dr
Pleasanton, CA 94566

KBB Real Estate LLC
1102 E Main Street
Fredericksburg, TX 78624

Stuart Barron
146 Keidel Ln
Fredericksburg, TX 78624

Jennifer Schandua
304 Morning Glory
Fredericksburg, TX 78624

Barbara Heinen
705 S Eagle
Fredericksburg, TX 78624

Penjay Properties Inc
P.O. Box 669
Fredericksburg, TX 78624

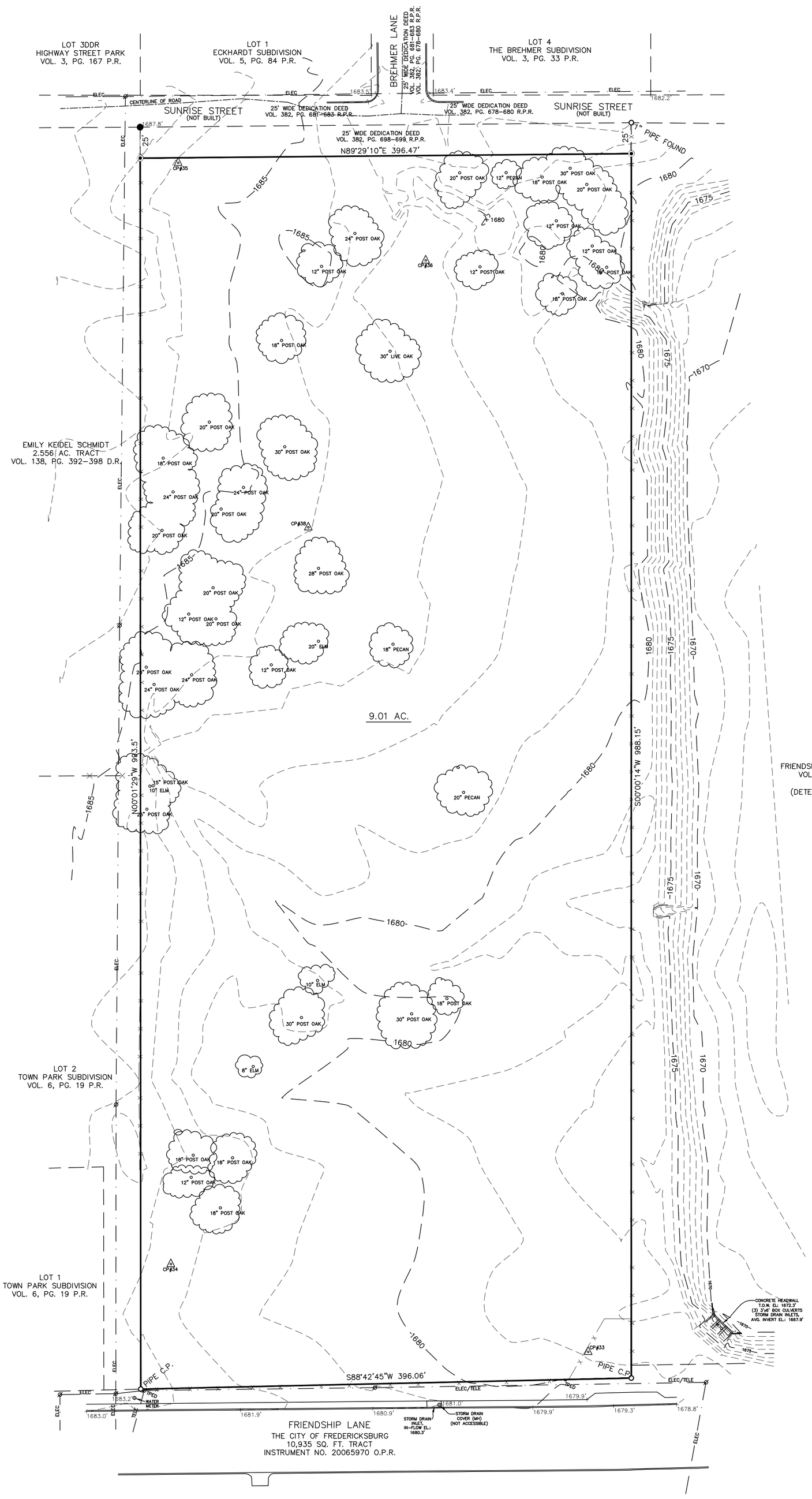
Z-2512

MAP SHOWING
A 9.01 ACRE TRACT OF LAND SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, BEING PART OF OUTLOT NO. 27, AS SAID OUTLOT IS SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS, AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY, PREPARED AT THE REQUEST OF THE CITY OF FREDERICKSBURG.

BEING THE REMAINDER OF THAT 9.4 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO THE CITY OF FREDERICKSBURG, BY BETTY ANN HEINEMAN, DATED DECEMBER 29, 2014, FOUND OF RECORD IN INSTRUMENT NO. 20145314 OF THE OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS.

N

SCALE 1" = 50'
0 50 100



SURVEY CONTROL POINT TABLE				
POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
BM-32	10064955.55	2756443.50	1695.00	BENCHMARK (H.E.B.)
CP-33	10059977.71	2759289.55	1678.84	1/2" REBAR
CP-34	10060048.56	2758952.67	1682.55	1/2" REBAR
CP-35	10060937.39	2758958.62	1685.88	1/2" REBAR
CP-36	10060858.66	2759158.35	1682.29	1/2" REBAR
CP-38	10060643.25	2759063.67	1684.03	1/2" REBAR

NOTE:

1. THE SURVEYOR MAKES NO GUARANTY OR WARRANTY AS TO THE EXACT LOCATION OF UNDERGROUND UTILITIES.
2. THIS SURVEY DOES NOT CONSTITUTE AN ABSTRACT OF TITLE BY THE SURVEYOR AND THE SURVEYOR MAKES NO REPRESENTATION AS TO THE CONDITION OF TITLE.
3. NO DETERMINATION WAS MADE DURING THE PROGRESS OF THIS SURVEY AS TO WHETHER OR NOT ANY PORTION OF THE SUBJECT TRACT OR ANY OF THE IMPROVEMENTS SHOWN HEREON ARE ABOVE FLOOD ELEVATION.
4. ELEVATIONS REPORTED ARE REFERENCED TO THE NAVD88 DATUM AND GEOID18 MODEL, REPORTED IN U.S. SURVEY FEET. CONTOUR LINES REPRESENT ORTHOMETRIC HEIGHTS.
5. BEARINGS, DISTANCES AND AREA SHOWN HEREON ARE "GRID" DERIVED FROM GPS POSITIONING (NAD83(2011)).
6. ORIGINAL MAP SHEET SIZE: 24" X 36".

LEGEND

- 1/2" BAR FOUND
- 1/2" BAR FOUND
- SURVEY CONTROL OR TEMPORARY BENCHMARK POINT
- AS NOTED
- UTILITY POLE (OR METER POLE, M.P.)
- FENCE
- SPOT ELEVATION
- MINOR CONTOUR (1' INTERVAL)
- 1680 MAJOR CONTOUR (5' INTERVAL)
- ELECTRIC/TELEPHONE
- 8" ELM TREE

THIS MAP REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION. FIELD NOTES (METES AND BOUNDS DESCRIPTION) WERE NOT PROVIDED AS A PART OF THIS TOPOGRAPHIC DESIGN SURVEY.

STATE OF TEXAS
REGISTERED
CODY J. MUSICK
6454
PROFESSIONAL
LAND SURVEYOR

FIELD MEASUREMENTS: MAY 31–JUNE 14, 2024
SKETCH ISSUED: JUNE 17, 2024
PROJECT NO.: 2405–16

WAYMAKER
SURVEYORS OF LAND
1788 W. Live Oak St. | Fredericksburg, Texas 78624
830-997-3884 | TBPELS Firm No. 10194626

Public Comment Form
Please return this form to:
jmusgrove@fbgtx.org

OR
Development Services – Zoning
126 W. Main Street
Fredericksburg, TX 78624
830-997-7521

REQUEST NO. Z-2512

As an interested property owner, I (PROTEST) / (APPROVE) the requested Land Use and Zoning Change, represented by the above file number because:

I STRONGLY SUPPORT THE LAND USE AND ZONING CHANGE.
I THINK ~~IT~~ THIS PROJECT IMPROVES THIS AREA, AND IS GOOD
FOR OUR COMMUNITY AS A WHOLE.

Signature

6-16-25
Date

STUART BARRON
Printed Name

146 KEIDEL LANE, FBG TX 78624
Address

Public Comment Form
Please return this form to:
jmusgrove@fbgtx.org

OR
Development Services – Zoning
126 W. Main Street
Fredericksburg, TX 78624
830-997-7521

REQUEST NO. Z-2512

As an interested property owner, I (PROTEST) / (APPROVE) the requested Land Use and Zoning Change, represented by the above file number because:

Jennifer Schandua
Signature

6-20-25
Date

Jennifer Schandua
Printed Name

304 Morning Glory
Address

(also-a property owner adjacent to property in question)

PLANNING AND ZONING COMMISSION AGENDA MEMO

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Shelby Collier, Senior Planner
MEETING DATE: July 2, 2025 **SECTION:** PUBLIC HEARING **ITEM:** B.

CAPTION: **Consider Request Z-2508** - By Lynn Development LLC, to Consider a Conditional Use Permit (CUP) per Sec. 3.310 for Permission to Operate as a Light Manufacturing (Micro-Brewery) Use for Property Located on the South-East Corner of South Creek and Hwy 87 South, Also Refered to as ABS A0735 S R Wilson 338, 2.362 Acres Including Pt of Lot 2, Friendship Oaks.

i Presentation by the Applicant
ii Presentation by the Staff
iii Hold Public Hearing
iv Take Action on the Conditional Use Permit

SUMMARY:
The Applicant has submitted a Conditional Use Permit (CUP), Site Plan & Entry Corridor Review application for a property located at the corner of Hwy 87 South and South Creek Street.

The development previously obtained approval for a Zoning change from C2, Commercial to M1, Light Manufacturing for the 2.362 Acre tract and the Applicant has since returned with the CUP, Site Plan and Entry Corridor application requesting permission to develop a Micro-Brewery (Light Manufacturing Use) on the subject property.

The proposed development would include a 5,000 sq ft building, with 2,000 sq ft dedicated to brewing and 3,000 sq ft acting as a serving and entertaining area as well as a small (140 sq ft) bike shop. In addition, the building is located on the corner of Hwy 87 South and South Creek Street and provides parking (109 spaces) behind the building. There is green space provided with the intent to act as a recreation area as well as the possibility for future development to include food trucks and an additional building.

BACKGROUND: The Conditional Use Permit, Site Plan and Entry Corridor Application was reviewed for its conformity with Sec. 5.460, Sec. 3.310, Sec. 7.131 and all other applicable codes and ordinances.

Site Area: Approximately 2.362 Acres OR 102,932 sq ft

Zoning: M1, Light Manufacturing - Entry Corridor **Sec. 3.310**

Building Coverage: 6% (6,450 sq ft) (75% Maximum) **Sec. 3.310**

Impervious Coverage: 50% (51,275 sq ft) (80% Maximum) **Sec. 3.310**

Heights: 19 ft (38 Ft Maximum) **Sec. 3.310**

Sidewalk: A sidewalk is provided along South Creek Street.

Access: A 30 ft wide driveway is proposed on South Creek Street.

Parking: When planning for site development, the applicant took into consideration the possibility of adding a 5,000 sq ft future building and chose to park it at 1 per 200 sq ft to provide flexibility for future tenants. This planning resulted in the following calculations. 1 parking space per 3 seats is required for the "Serving" portion of the business (Cocktail/Lounge Use) resulting in the need for 33 spaces. In addition, 1 space per 1,000 sq ft is required for the "Light Manufacturing" use resulting in 2 required spaces. The Bike Shop would require 1 space per 400 sq ft resulting in 1 required space and the possible future 5,000 sq ft building would require 25 spaces if parked at 1 per 200 sq ft. The total parking required is **61 spaces** and the applicant has provided **109**.

As the math and information Staff reviewed is different then what the applicant provided, Staff went to **Sec. 7.860-Design Standards** and broke the uses and math down as follows:

Light Manufacturing - See Schedule A - Office or Administrative Activity = 1 space per 400 sq ft
Indoor Storage, warehousing, or manufacturing = 1 space per 1,000 sq ft

Cocktail Lounge = 1 space per 3-person capacity

Landscape and Screening: Plans are required per **Sec. 7.920** and should include One (1) tree per 75 LF required. Off-street parking shall have ten (10) sq ft interior landscaping for each parking space. A strip of land at least five (5) ft in depth located between the abutting right-of-way and the off-street parking areas or other vehicular area which is exposed to an abutting right-of-way shall be landscaped and include one (1) tree for each fifty (50) LF. In addition, a hedge wall, or other durable landscape barrier, of at least two (2) feet in height, shall be placed along the perimeter. Screening along the perimeter of the property is required (east) per **Sec. 7.940**, and screening of the dumpster is required per **Sec. 7.980**.

Refuse: A dumpster is located on the north-east side of the parking lot and will be fully screened. Sec. 7.940

Public Hearing: As part of the Public Hearing process, Staff must notify all property owners who own property within 200 ft of the subject tract. As of June 24, 2025, one letter of support was received.

Sec. 5.460 - Review and Evaluation Criteria for Conditional Use Permits. Contains 13 items that must be considered when reviewing a Conditional Use Permit. please see the following:

Conformance with applicable regulations and standards established by the Zoning Regulations.

Compatibility with existing or permitted uses on abutting sites, in terms of building height, bulk and scale, setbacks and open spaces, landscaping and site development, access and circulation features.

Potentially unfavorable affects or impacts on other existing or permitted uses on abutting sites, to the extent such impacts exceed those which reasonably may result from use of the site for a permitted

use.

Modifications (including variance from property development regulations) to the site plan which would result in increased compatibility, would mitigate potentially unfavorable impacts, would be necessary to conform to applicable regulations and standards and would protect the public health, safety, morals and general welfare.

Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonable and anticipated in the area; existing zoning and land uses in the area.

Protection of persons and property from erosion, flood or water damage, fire, noise, glare and similar hazards and impacts.

Location, lighting, and type of signs; the relation of signs to traffic control and adverse effect of signs on adjacent properties.

Adequacy and convenience of off-street parking and loading facilities.

Determination that the proposed use is in accordance with the objectives of these Zoning Regulations and the purposes of the zone in which the site is located.

Determination that the proposed use will comply with each of the applicable provisions of these Zoning Regulations.

Determination that the proposed use and site development, together with any modifications applicable thereto, will be compatible with existing or permitted uses in the vicinity.

Determination that any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and to ensure compatibility of the proposed use with existing or permitted uses in the same district and the surrounding area.

Determination that the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

Sec. 5.471 - Conditions

The Planning and Zoning Commission, in considering and determining its recommendation, and the City Council, on any request for a Conditional Use Permit, may require from the applicant's plans, information, operation data and expert evaluation concerning the location, function and characteristics of any building or use proposed. The City Council, in approving or conditionally approving a Conditional Use Permit, may set forth in its decision reasonable conditions which will ensure the intent and purposes of the Zoning Regulations and avoid the creation or detrimental affect upon abutting properties which may include, but not limited to the following:

Duration of Use	Time Period in Which the Proposed Use shall be Developed or Constructed	Fences, Hedges, and Walls

Surfacing of Parking Areas	Regulation of Noise, Vibration, Odors, Etc	Regulation of Time for Certain Activities
Regulation of Signs	Requiring Maintenance of the Grounds	Regulation of Use or Uses
Special Yards, Spaces and Buffers	Requiring Street, Service Road or Alley Dedications and Improvements or Appropriate Bonds	Regulation of Locations of Vehicular Ingrees and Egress

Sec. 7.131 - Review and Evaluation Criteria for Site Plans

The Planning and Zoning Commission and the Director of Planning and Building, as advisor to the Planning and Zoning Commission, shall review and evaluate site plans using the following criteria:

Conformity with applicable regulations and standards established by the Zoning Regulations.

External elements of the site plan compatibility with existing or permitted uses on abutting sites or within the area of the proposed development, and compatibility of the development of off site physical features including but not limited to the review of the following:

Access and Circulation	Open Spaces	Adjacent Street Network
Planned or Future Development of the Area	Buffers	Public Facilities
Building Height	Bulk	Scale and Orientation
Setbacks	Landscaping	Utilities

Internal elements of the Site Plan including but not limited to the following:

Arrangements of Buildings	Usages and Access Management	Parking Areas
Drainage Improvements/Grading Plan	Permanence of Use and Availability of Alternate Uses	Driveways
Provisions for Handicapped Access	Elevation of View or any Required or Proposed Screening: Including Height, Materials, Percent of Screening and Transitional Elements.	Refuse Collection
Exterior Lighting	Setback	Fire Hydrant Location
Sidewalks	Landscaping and Open Space Plan	Sight Clearance at Intersections and Driveways
Loading Facilities	Size	Location Height and Design Features on all Signs

Vehicular and Pedestrian Circulation	Lot Arrangements	

Modifications to the Site Plan which would result in increased compatibility, or would mitigate potentially unfavorable impacts, or would be necessary to conform to applicable regulations and standards.

Entry Corridor Design Guidelines and Standards Review

Staff has reviewed the renderings and provided the application feedback regarding the design on May 12, 2025. Please see Staffs review of the proposed design.

1.1 - 1.4 Architectural Style: The architectural style of the entry corridor should be reflective of the Texas Hill Country aesthetic and the selected design is an interpretation of the Texas Regional Design which is appropriate (1.2)

2.1 - 2.6 Architectural Materials: Buildings should employ authentic, textured materials with a focus on materials native to the Hill Country, such as cedar, limestone and brown sandstone. (2.1 & 2.5)

3.1 - 3.4 Architectural Color: traditional colors used in Fredericksburg are greens, blues and tans and predominate building colors should be of each tones. (3.1-3.4)

4.1 - 4.8 Architectural Features: The design should include walls with interest and the building design should incorporate "human scale" by using architectural enhancements. The building facade facing the parks, plazas, entry corridors or side streets shall have visible, clearly defined customer entrances that include at least three of the following elements: canopies or porticos, overhangs, recesses or projections, arcades, raised parapets over the entrance door, distinctive roof forms, arches, outdoor patios or plazas, display windows or integral planters. (4.1 - 4.2)

5.1 - 5.7 Massing & Scale: The design should use a variation of materials, textures, patterns, colors and detilas to break down the mass and scale of the building. In addition, Buildings are encouraged to be contiguously arranged along the street face, and large breaks between buildings in identified development sites should be avoided. (5.2- 5.7)

6.1 - 6.4 Signage: The project has not provided a complete sign package at this time but intends to comply with 6.1 - 6.4.

7.1 - 7.4 Building Height: The design should work with the existing streetscape and define heights that are appropriate to create a welcoming environment and consistency. (7.1-7.2)

8.1 - 8.4 Setbacks & Frontage: Doors and entryways shall be constructed facing the entry corridor and any side streets. The front door should connect to the sidewalk along the entry corridor. (8.1-8.2)

9.1 - 9.13 Landscaping: Landscaping, including planting of trees, shall be provided as a buffer between the street and parking area. The project should minimize grading and preserve existing vegetation whenever possible (9.1-9.13)

10.1 - 10.7 Lighting: All lighting will comply with Ordinance 24-014. (10.1-10.7)

11.1 - 11.7 Service Areas: Loading/unloading areas shall be clearly identified y installing no parking

signs and/or striping of the space. The areas must be located in the rear or the sides of the building and shielded so that they are not visible from the street. It is encouraged to provide a separate waste and recycling unit to encourage environmental sustainability and support efforts to reduce, refuse and recycle. (11.1 - 11.7)

12.1 - 12.7 Parking and Access: Pedestrian walkways connecting to adjacent development shall be provided. Continuous, 5 ft sidewalks must be provided along the full length fo the building featuring customer entrances along any facade facing public parking areas. A minimum of a 4" diameter tree per 8 parking spaces shall be planted in planting beds located in the corners of parking los and islands (12-1-12.7)

13.1 - 13.4 Drainage & Storm Water: The applicant is encouraged to consider LID techniques such as rain barrels, cisterns, and naturalized landscaping 13.1

14.1 - 14.8 Street scape: Create a quality built environment with the inclusion of amenities such as street furnishing, plantings, artworks to enhance the places that people will walk, gather or recreate. (14.1-14.8)

The 2024 Comprehensive Plan identifies the subject property with a future place type of Neighborhood Residential which is envisioned as primarily single-family neighborhoods. However, in some occasions where the neighborhood abuts a more significant street, a neighborhood service business such as a day care or coffee shop may be appropriate. This commercial activity should be encouraged with specific design standards and compatibility criteria and preferably located at or near intersections.

STAFF RECOMMENDATION:

The application was reviewed for conformity with all applicable regulations, including Sec. 5.460, Sec. 3.310, Sec. 7.131 and after review by the Development Review Committee (DRC), Staff has the following recommendations:

This project would result in the Commercial development of a highly visible lot along a major corridor. The development as proposed appropriately plans for vehicular and pedestrian traffic, access management, buffers for neighboring residential uses, and even plans for future development. In addition, the overall design highlights Low Impact Design techniques such as the butterfly roof form that slopes downwards from opposite sides and creates a central valley to funnel water into a cistern that is aesthetically pleasing. The applicant has planned for native landscaping and a limestone wall for screening and has developed an attractive area for recreation and open space. The overall site design is compatible with permitted uses on abutting sites and has added buffers and additional setbacks to further reduce potentially unfavorable affects or impacts on neighboring properties.

Staff supports the project as proposed and if the commission were to approve the CUP, Site Plan and Entry Corridor Application, it should be conditioned upon the following:

Approval of Civil Construction Plans
Approval of Screening and Landscape Plans
Approval of Signage

ATTACHMENTS:

1. Z-2508 - Public Hearing Map_Zoning
2. Z-2508_ Mailing Labels
3. Z-2508- Development Review Comments Combined
4. Z-2508_DRC Response for July 2nd Final
5. Z-2508_Pour Choices - PZ Presentation - 6-13-25
6. Z-2508_CUP Narrative
7. Z-25208-Fully_Revised_Entry_Corridor_Narrative
8. Z-2508-FISCHER-APPROVE- JULY MEETING
9. Z-2508-support letter-g.cain
10. pour choices - support letter _BALLOU
11. z-2506 - support letter_m. hernandez
12. Z-2506_ SUPPORT- S. TARSKI
13. Z-2508_ CUP Application

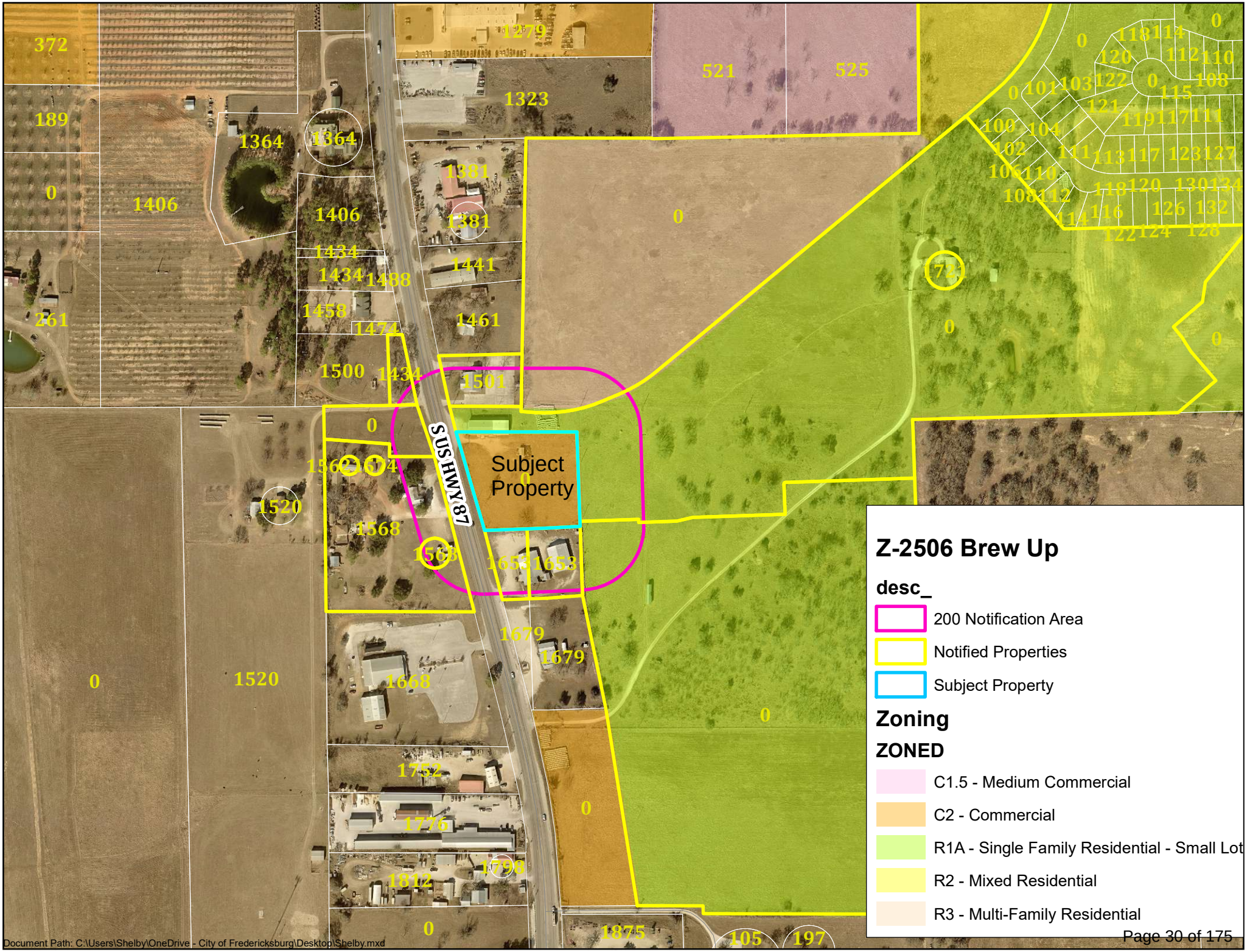
APPROVAL/REVIEW:

Date: June 24, 2025

Shelby Collier, Senior Planner

Date: June 24, 2025

William McKamie, City Attorney


Subject Property
S US HWY 87
Z-2506 Brew Up
desc_
200 Notification Area
Notified Properties
Subject Property
Zoning
ZONED
C1.5 - Medium Commercial
C2 - Commercial
R1A - Single Family Residential - Small Lot
R2 - Mixed Residential
R3 - Multi-Family Residential
Document Path: C:\Users\Shelby\OneDrive - City of Fredericksburg\Desktop\Shelby.mxd

Fischer and Wieser Specialty Foods, Inc
411 S Lincoln
FREDERICKSBURG, TX 78624

MAYOLO ALBITER
1574 S US HWY 87
FREDERICKSBURG, TX 78624

FIRST CLASS FIREWORKS
P.O. BOX 2963
FREDERICKSBURG, TX 78624

HUMMINGBIRD HOLDINGS, LLC
157 COUNTRY CREEK LANE
FREDERICKSBURG, TX 78624

LENNAR HOMES OF TEXAS
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TX 78216

HK FREDERICKSBURG, LLC
24607 FAIRWAY SPRINGS
SAN ANTONIO, TX 78260

ZACHARY ZENNER
780 NORTHWEST
FREDERICKSBURG, TX 78624

FREDBG JEHOVAHS WITNESSES
480 SUMMIT CIRCLE
FREDERICKSBURG, TX 78624

Watch Tower Bible
100 Watchtower Drive
Patterson, NY 12563

FREDERICKSBURG THEATHER
1668 S. US HIGHWAY 87
FREDERICKSBURG, TX 78624

Z-2508

May 12, 2025

Rick LaPlante
Lynn Development LLC
rick@laplantes.net

RE: Z-2508 – Review Comments for the Review of the Lynn Development LLC for the CUP requesting approval for the Light Manufacturing (Micro-Brewery) use.

Dear Applicant,

Project will require consideration by the Planning and Zoning Commission scheduled for **Wednesday, June 4, 2025,** at 2818 US 290 East (HEB Room at the former University Center – City Hall East Campus), please have a representative present at the meeting.

The project will also require consideration by City Council on **Tuesday, June 17, 2025**, at 2818 US 290 East (HEB Room at the former University Center – City Hall East Campus), please have a representative present at the meeting.

Please review the following comments and address appropriately. Please provide a written response as to how the items are addressed by **Monday, May 19, 2025.**

Plans will not be reviewed or considered without a response sheet.

- The 2024 Comprehensive Plan identifies this area with a Neighborhood Residential Place Type which is intended to be primarily single-family neighborhoods but with a variety of lot sizes and housing types. At significant intersections, or in a Planned Unit Development (PUD), neighborhood-serving retail, personal services and office uses are encouraged. These uses should be found along higher-classification streets and sited at or near intersections.

- This property is located in the Entry Corridor and as such requires review based on the Entry Corridor Design Guidelines and Standards. The project may proceed with the Conditional Use Permit, however, it would have to return for a more detailed review of the site plan and entry corridor requirements.
    - https://fbgtx.org/DocumentCenter/View/1940/Entry-Corridor-Design-Standards
    - Would require an Entry Corridor Application & Site Plan Application and fees ($100.00 = Entry Corridor/ $500.00 = P&Z Site Plan/ DRC Comments $250.00)
- Provide a revised site plan to include the following:
    - Updated Zoning Summary – Zoning at time of CUP will be M1, not C2.
        - Sec. 3.310. - M-1: LIGHT MANUFACTURING. | Code of Ordinances | Fredericksburg, TX | Municode Library
    - Update Building Cover and Impervious Cover requirements based on Sec. 3.310
    - Include all proposed buildings in the calculation (covered seating, Stage, Storage, Future Building, Covered Entry)
    - Provide proposed Building Height. Sec. 3.310
    - Update parking requirements based on Sec. 7.863 – Light Manufacturing – which requires an interpretation from the Development Services Director, who recommends parking the Brew area at 1 per 400 and the Serving Area (seating) at 1 per 3 seats (same as Cocktail Lounge).
    - Dimension Parking Spaces per Sec. 7.860
    - Screening per Sec. 7.940 is required
    - Staff recommends a 25 ft space buffer from the property line to the East and the parking lot per Sec. 5.460
        - Modifications (including variance from property development regulations) to the site plan which would result in increased compatibility, would mitigate potentially unfavorable impacts, would be necessary to conform to applicable regulations and standards and would protect the public health, safety, morals and general welfare.
    - Staff recommend relocating the dumpsters to reduce potentially unfavorable impacts to the residential development to the west. Sec. 5.460
    - Staff recommends relocating the lighting to reduce
    - Staff does not recommend the Stage or Outdoor Amplified Music per Sec. 7.131 & Sec. 5.460.
    - Dimension ADA spaces and show compliance with ADA. Sec. 7.131
- Landscaping and Screening Plan per Sec. 7.920 & Sec. 7.940 & Sec. 7.980
- Provide Bicycle Parking for the development Sec. 7.131.

Engineering Comments
Sibyl Deckard

1. This project will require civil construction plans for utility connections
2. Please note that granite gavel parking areas are considered impervious and must be accounted for in calculations.
3. Please dimension the distance between the intersection of Creek St & Hwy 87 and the proposed driveway.
4. Please dimension parking spaces. All parking space dimensions, including ADA spaces, must meet the City's code of ordinances Section 7.850 for off-site parking and ADA standards, respectively.
5. Please show sight visibility triangles at driveway and intersection of S Creek St and Hwy 87.

Based on our review, Staff does not feel like the project is ready for the June Planning and Zoning Meeting. Staff recommends submitting a full site plan, entry corridor, and CUP application so that we may perform a more thorough review. Staff recommends postponing the application until the July 2nd P&Z meeting.

Please return the revised plans along with your written response as to how the comments have been addressed by **Monday, May 19, 2025.** Please feel free to contact me with any comments or questions, jmusgrove@fbgtx.org and I will be happy to assist you.

Jan Musgrove
Planner 1

Pour Choices Brewing Company
DRC Comment Response Letter
To: City Development Staff and Planning & Zoning Commission
Date: June 16th, 2025

Dear Planning & Zoning Commission Members and City Development Staff,

Please find below our formal response to the Development Review Committee (DRC) comments, along with our updated site plans. We would like to express our appreciation for the productive meetings and collaboration with City Staff throughout this process. With this resubmittal, we believe we have meaningfully addressed the concerns and recommendations raised, while aligning our project with the intent and spirit of the Entry Corridor Design Standards and Guidelines. Our goal is to showcase low-impact development practices (LID) including rainwater retention, native and xeriscape plantings with drip irrigation, semi-permeable surfaces, energy efficient equipment, glazing, and glazing placement, and forgoing any grass areas that would consume vital water resources. We believe this plan delivers a vibrant and memorable architectural presence suitable for our business needs, and one that we, as well as the City of Fredericksburg, can be proud of.

DRC Comment Responses

Entry Corridor Design Guidelines

Comment: This property lies within the Entry Corridor and is subject to review under the corresponding Design Guidelines and Standards. The project may proceed with the Conditional Use Permit; however, a more detailed review of the site plan and entry corridor requirements is required. Fees have been paid, but updated plans/renderings are not evident.

> **Response:** Updated site plans and renderings are included in this submittal where appropriate.

Site Plan Revisions

Zoning Summary Update zoning summary to reflect that the property will be zoned M1 (Light Manufacturing) at the time of CUP approval.

> **Response:** The site plan has been updated to reflect M1 zoning, and all zoning specifications now correspond accordingly.

Impervious Cover and Building Coverage (Sec. 3.310)

> **Response:** All impervious cover calculations have been updated to include outbuildings, canopies, and hardscape pathways. Building coverage includes all roofed structures.

Proposed Structures and Future Building References

> **Response:** All proposed buildings—including covered seating, stage, storage, and covered entry—have been accounted for. References to any potential future buildings have been removed. However, we appreciate staff's insights and have incorporated flexibility into the layout to allow for potential future structures that could comply with Entry Corridor standards.

Include Building Height

> **Response:** Proposed building heights are provided on the Site Plan Sheet under 'Building Information' and noted on Elevation #1 (US87S-facing).

Parking Requirements (Sec. 7.863)

> **Response:** Parking calculations are in accordance with staff interpretation: 1 space per 400 sq ft for brewery operations (5 parking spaces) and 1 space per 3 seats for serving areas. Total building occupancy of 100 includes the brewery and seating operations.

Parking Dimensions (Sec. 7.860)

> **Response:** Parking dimensions are now shown and compliant with code.

Screening Requirements (Sec. 7.940)

Response: An 8' solid privacy fence with materials that match the main building, has been incorporated along the eastern boundary adjoining R1 lots. Additional landscape screening is shown on the north end of the proposed parking lot.

Buffer from Residential Property (Sec. 5.460)

Response: A 25' landscape buffer has been provided along the eastern property line. In alignment with guidance from staff and the City Engineer, a 15' buffer is maintained between the fence and parking lot edge near the adjacent Residential Neighborhood to the east, with no structures located within this 25' buffer area and vegetation screening.

Dumpster Location

Response: After exploration of alternatives with staff, the existing dumpster location has been retained due to site constraints. Any movement of the dumpsters further into the lot works against code recommendations to have dumpsters with easy access. Mitigation measures include the 25' buffer, 8' screening fence to match the building materials, and additional separation provided by the adjacent Lennar lots, which were designed with substantial rear setbacks to accommodate adjacent commercial uses.

Lighting Placement

Response: Lighting along the eastern property boundary has been revised to low bollard-height fixtures to reduce glare and light spillover into adjacent residential areas.

Stage and Outdoor Music (Sec. 7.131 & 5.460)

Response: The outdoor stage has been relocated and will include solid rear screening to mitigate noise. We are open to further dialogue with staff and PNZ regarding amplified sound, and propose the following: no outdoor music after 10:00 PM on Fridays, Saturdays, and holidays; and no music after 9:00 PM on other weeknights.

ADA Parking Compliance

> **Response:** ADA parking spaces are now dimensioned and fully compliant with applicable standards. 5 ada parking spaces per City standards over 100 parking spaces.

Additional Requirements

Landscaping and Screening Plans (Sec. 7.920, 7.940, 7.980)

> **Response:** A landscaping and vegetative screening has been included within the site plan. All vegetation to include native species in accordance with City Landscaping Standards.

Bicycle Parking (Sec. 7.131)

> **Response:** Bicycle parking is now shown at the main entrance and within the interior courtyard area.

We hope this updated submittal demonstrates our commitment to both compliance and collaboration. We welcome any further feedback and look forward to continued progress toward approval.

Sincerely,
The Pour Choices Brewing Company Project Team

POUR CHOICES BREWING CO.

1537 S. US Hwy 87
Fredericksburg, TX 78624

06-13-25

OPA Design Studio

LEGEND

- PROPOSED BUILDING
- PERMANENT STRUC.
- FOOD TRUCKS
- SIGHT VISIBILITY TRIANGLE
- LIGHT POLE/BOLLARD
- ENTRY/EXIT
- TWO WAY AISLE
- SIDEWALK
- FIRE LANE
- EX. SEWER
- EX. ELEC.
- PAVED PARKING
- GRAVEL PARKING
- MIXED SURFACE
- CISTERN
- NATIVE TREES/ PLANTS
- PROPERTY LINE
- SET BACK LINE
- EX. GAS
- EX. WATER

BUILDING INFORMATION

Zoning: M1
Primary Use: Brewery & Cocktail Lounge
Building Height Max: 38' (Actual Ht. = 19')
Building SF: 5,635 sf
Legal Description:
ABS A0735 S R WILSON #38, 2.362 ACRES,
-INCLUDES PT OF LOT 2 FRIENDSHIP OAKS-

IMPERVIOUS CALCS.

Building sf: 5,635 sf
Stage & Stor. sf: 528 sf
Exterior Storage Yard sf: 1,460 sf
Bike Shop,Food Truck & Canopy sf: 2,184 sf
Parking & Dumpster Enclosure: 42,400 sf
Sidewalk: 4,919 sf
Kids Area Mixed Surface: 2,700 sf

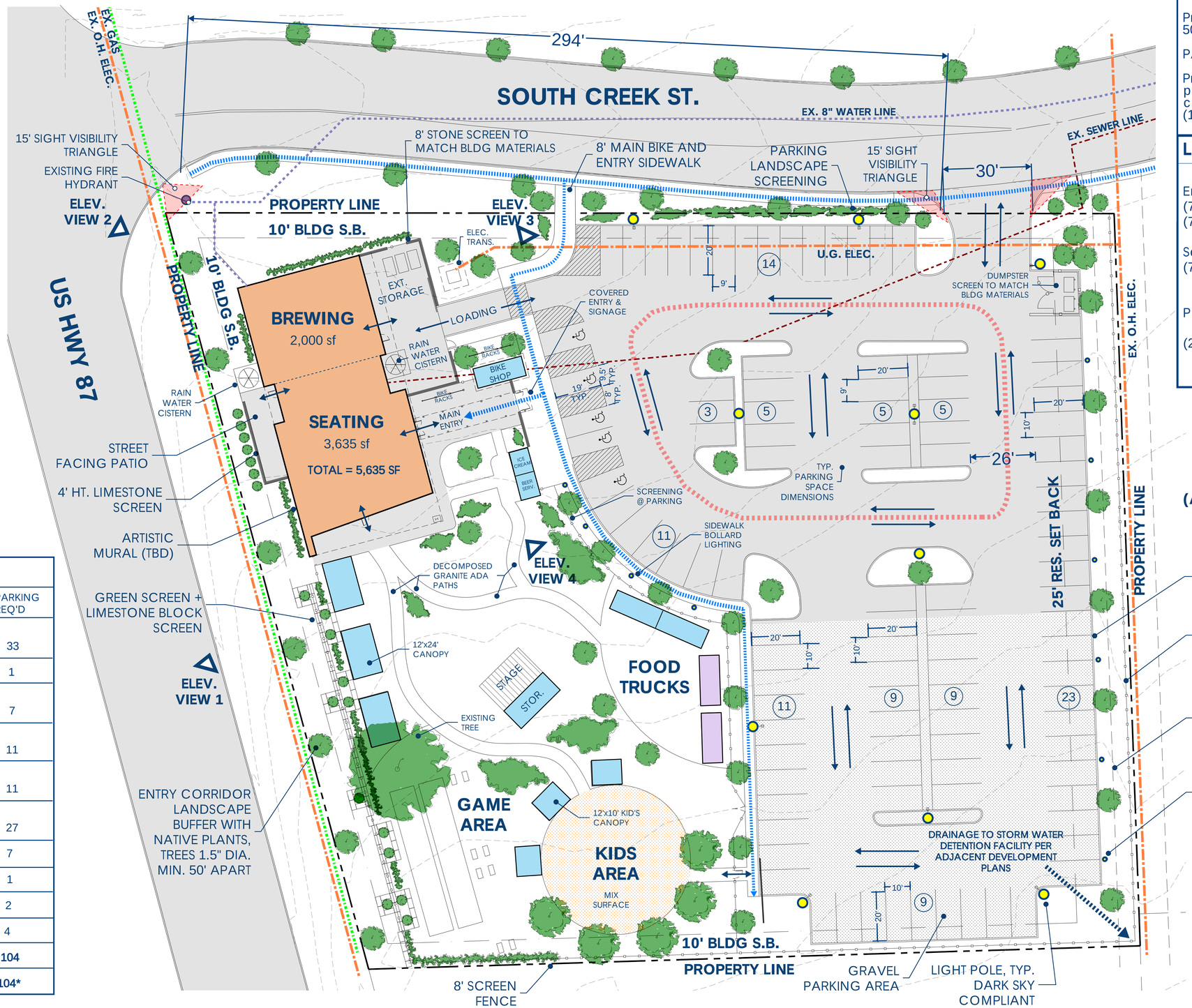
Total Impervious Cover sf: 59,826 sf
Total Property sf: 102,932 sf (2.362 ac)

Impervious Cover Percentage: 58%
Max Impervious Cover : 85%

PARKING CALCS

SF	OCC. LOAD	OCCUPANCY	PARKING LOAD	PARKING REQ'D
BUILDING: BREWING + SEATING 5,635 SF		100	1 per 3 occ	33
EXTERIOR STORAGE YARD:		1		1
STAGE: 308 SF	15 net	21	1 per 3 occ	7
OUTDOOR SEATING 500 SF	15 net	33	1 per 3 occ	11
FOOD TRUCKS EATING AREA 500 SF	15 net	33	1 per 3 occ	11
MUSIC & KID'S CANOPY 1224 SF	15 net	82	1 per 3 occ	27
GAMES & KIDS AREA		28	1 per 4 occ	7
BIKE SHOP		1		1
ICE CREAM & BEER SERV.		2		2
FOOD TRUCKS		4		4
TOTAL		**307**		**104**
TOTAL PROVIDED PARKING				**104***

*TOTAL INCLUDES 5 ADA PARKING SPACES



LANDSCAPING REQ.

Entry Corridor:

Provide trees 1.5" or bigger, spaced 50' apart on center.

PARKING:

Provide min. of 4" dia tree per 8 parking spaces located in the corners & islands
(104 spaces = 13 trees)

LANDSCAPING PROVIDED

Entry Corridor:
(7) - 1.5" min. diameter Trees
(7) - 1.5" min. diameter cluster Trees

South Creek St:
(7) - 1.5" min. diameter Trees

Parking:

(20) - 4" min. diameter trees

SITE PLAN
SCALE = 1:20

SITE PLAN

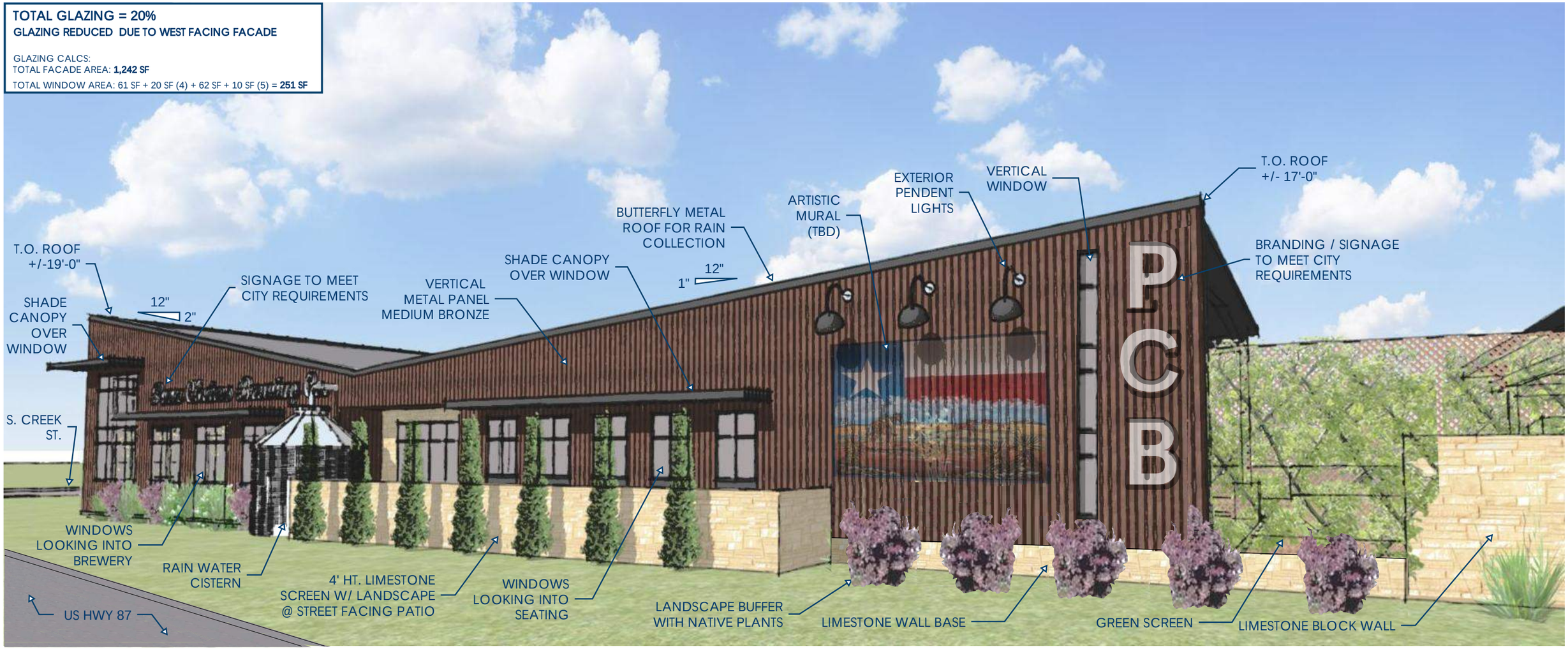
POUR CHOICES BREWING CO. - 1537 S. US HWY 87

OPA Design Studio

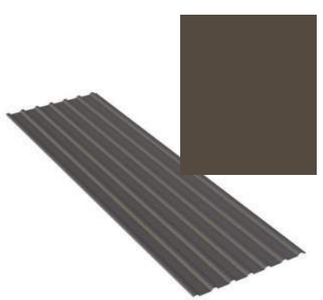
TOTAL GLAZING = 20%

GLAZING REDUCED DUE TO WEST FACING FACADE

GLAZING CALCS:
TOTAL FACADE AREA: **1,242 SF**
TOTAL WINDOW AREA: 61 SF + 20 SF (4) + 62 SF + 10 SF (5) = **251 SF**



MATERIAL IMAGES



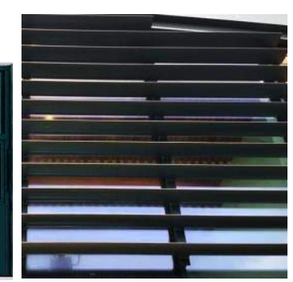
METAL PANEL - MEDIUM BRONZE

LIMESTONE WALLS

GREEN + LIMESTONE BLOCK SCREEN @ HWY 87

PAINTED BRANDING EXAMPLE ON CISTERN

WINDOW WITH METAL PANEL INFILL - BLACK



SHADE CANOPY OVER WINDOW

TRELLIS COVERED ENTRY

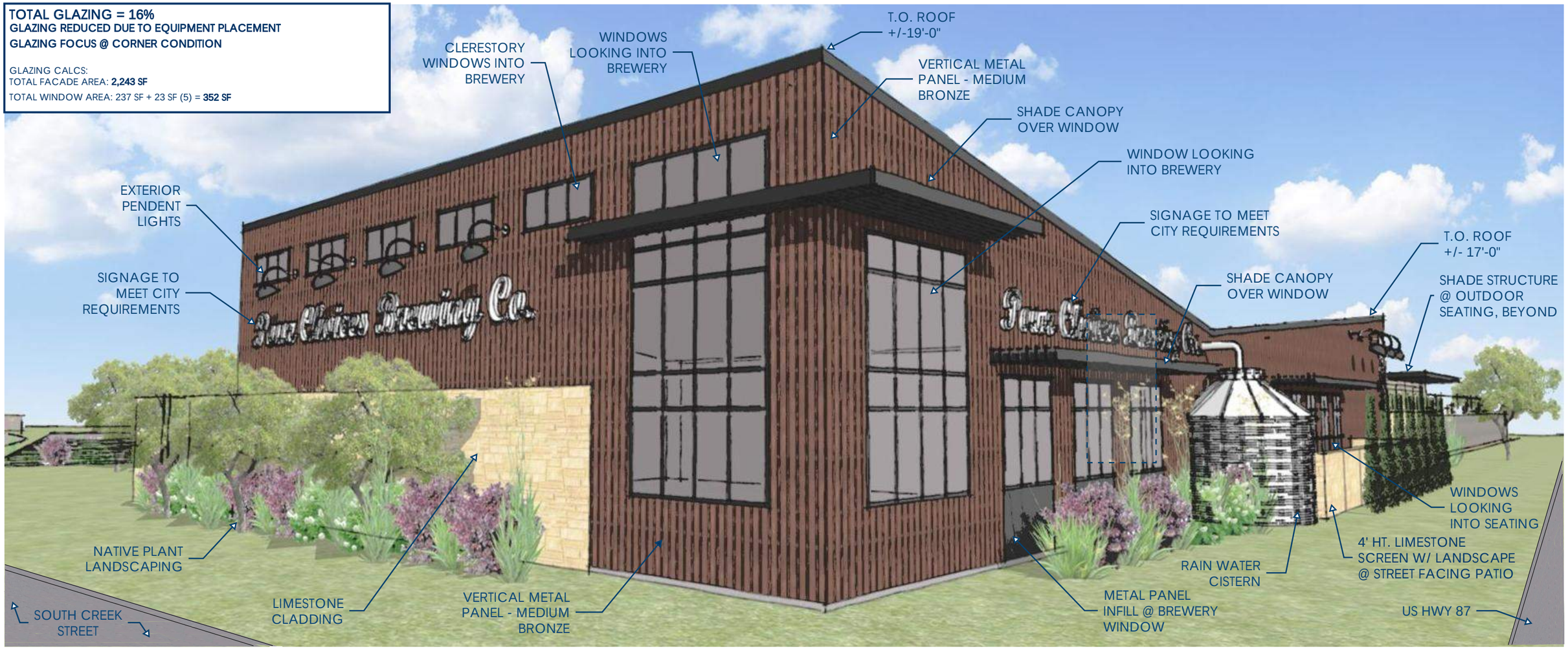
PRE-ENGINEERED METAL BUILDING

NATIVE PLANTS

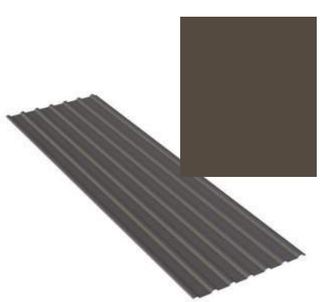
VIEW FROM US HWY 87

TOTAL GLAZING = 16%
GLAZING REDUCED DUE TO EQUIPMENT PLACEMENT
GLAZING FOCUS @ CORNER CONDITION

GLAZING CALCS:
TOTAL FACADE AREA: **2,243 SF**
TOTAL WINDOW AREA: 237 SF + 23 SF (5) = **352 SF**



MATERIAL IMAGES

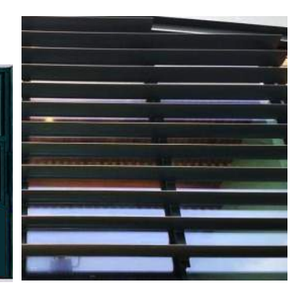

METAL PANEL - MEDIUM BRONZE


LIMESTONE WALLS


GREEN + LIMESTONE BLOCK SCREEN @ HWY 87

PAINTED BRANDING EXAMPLE ON CISTERN


WINDOW WITH METAL PANEL INFILL - BLACK


SHADE CANOPY OVER WINDOW

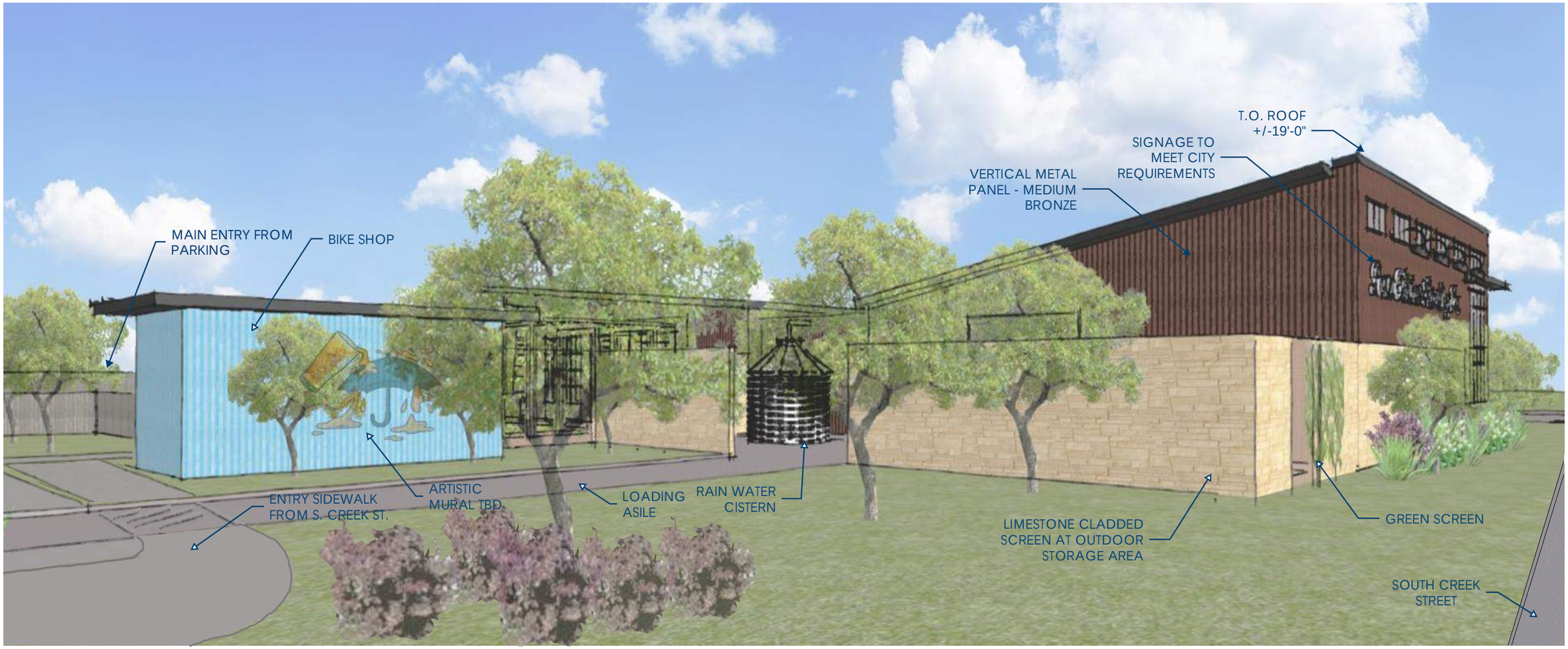

TRELLIS COVERED ENTRY


PRE-ENGINEERED METAL BUILDING

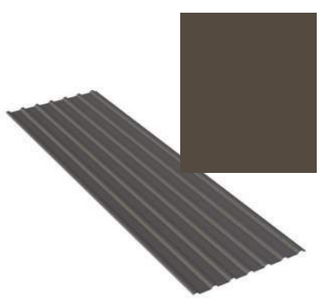

NATIVE PLANTS

VIEW FROM CORNER OF US HWY 87 & SOUTH CREEK ST.

OPA Design Studio



MATERIAL IMAGES



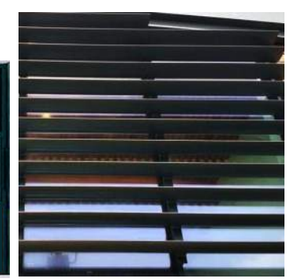
METAL PANEL - MEDIUM BRONZE

LIMESTONE WALLS

GREEN + LIMESTONE BLOCK SCREEN @ HWY 87

PAINTED BRANDING EXAMPLE ON CISTERN

WINDOW WITH METAL PANEL INFILL - BLACK



SHADE CANOPY OVER WINDOW

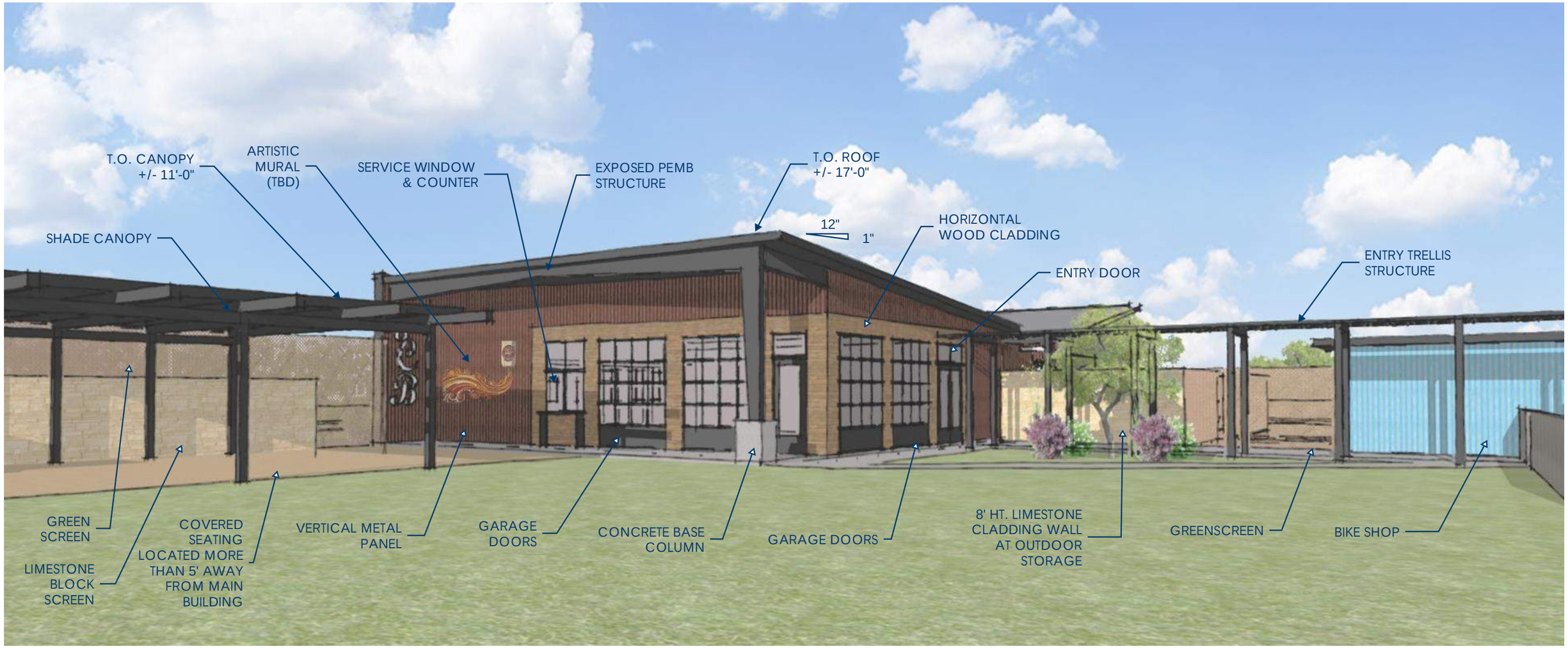
TRELLIS COVERED ENTRY

PRE-ENGINEERED METAL BUILDING

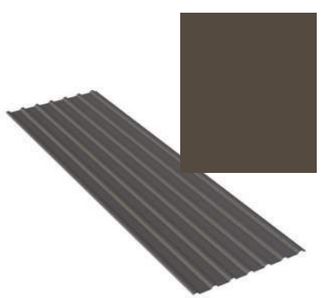
NATIVE PLANTS

VIEW FROM SOUTH CREEK ST.

OPA Design Studio



MATERIAL IMAGES



METAL PANEL -
MEDIUM BRONZE

LIMESTONE WALLS

GREEN + LIMESTONE
BLOCK SCREEN @
HWY 87

HORIZONTAL WOOD PANEL

TRELLIS COVERED ENTRY

EXPOSED PEMB STRUCTURE

PRE-ENGINEERED METAL BUILDING

NATIVE PLANTS

VIEW FROM OUTDOOR SPACE

OPA Design Studio

The End

"Life is architecture and architecture is the mirror of life."

To the Honorable Members of the Planning and Zoning Board, City of Fredericksburg:

We respectfully submit this letter in support of our application for a Conditional Use Permit to allow for the development of **Pour Choices Brewing Company**, a locally owned and operated craft brewery and taproom.

Business Overview

Pour Choices Brewing Co. is a community-focused brewery offering both indoor and outdoor seating, a family- and pet-friendly environment, a rotating selection of handcrafted beers brewed on-site, and a full-service bar. Our business model includes:

- A vibrant **taproom and outdoor gathering place** where residents and visitors can enjoy fresh pours in a welcoming environment produced by award winning professional brewers.
- Community-focused programming, such as **free event space for community groups, art walks, seasonal festivals, local vendor markets, beer education nights, on site food trucks, live music, and pet adoption partnerships.**
- A small-batch **brewhouse facility** designed for direct-to-consumer taproom sales and limited local distribution.

Community Benefits

Pour Choices Brewing is more than just a business — it's a gathering space and local asset. We aim to:

- **Enhance tourism** by adding a destination craft brewery that reflects Fredericksburg's charm and hospitality.
- **Create jobs** for local residents, including positions in brewing, hospitality, events, and management.
- **Support local organizations** such as educational programs, first responders, children's health and welfare, and community improvement organizations via our **Pour Choices Community Foundation**, a nonprofit initiative seeded by our owners, and continually funded in part by proceeds from brewery operations.
- **Activate the surrounding area** — located in a rapidly developing part of town both commercially and residentially — by generating increased foot traffic and fostering partnerships with neighboring businesses.
- **Celebrate Texas Hill Country culture**, using locally sourced ingredients and showcasing regional flavors.
- **Embody entry corridor standards** as one of the earliest buildings to be seen entering Fredericksburg from San Antonio & Comfort.

Narrative addressing Section 5.460

Property has a current zoning change application pending with P&Z and City Council to change zoning from C-1 to M-1 based on the current city codes. While the majority of our space being dedicated to taproom, bar, and public-facing features aligns well with existing commercial C-2 zoning, the actual brewing operations — which involve on-site manufacturing of alcoholic beverages — require **M-1 Light Industrial zoning** under current city code. Our operations will remain small-scale, clean, in compliance with all safety, noise, and environmental regulations, and limited by the Texas Alcoholic Beverages Commission Brewpub License we will operate under, to no more than 10,000 barrels of production per year. *The shift in zoning is solely to accommodate the brewing equipment and processes within a small portion of the same building as the taproom and bar. The vast majority of the experience for both customers and neighbors will be with the taproom and outdoor gathering spaces.*

Compatibility with existing or permitted uses on abutting sites – our team has considered the abutting uses (primarily commercial, but 5 lots from Friendship Oaks) in all aspects of site planning. The building location is as far from the residential lots as possible. Outdoor seating is similarly located to minimize impact to residential lots. The site plan shows both buffer and landscaping to screen our parking area from the residential lots.

In terms of hours of operation, we would expect to be closed by 10pm on weeknights, and 11 pm Fri/Sat. We would have all outside music end by 10pm and align with existing City codes regarding outdoor music.

Safety and convenience of vehicular and pedestrian circulation in the vicinity is addressed by providing entry to our lot at the furthest point down S Creek St away from the US87 intersection, and of course not requesting an entrance off of US87S.

This property's water retention was contemplated in the Friendship Oaks drainage design and 100% of stormwater runoff will be dealt with by the Friendship Oaks retention pond directly SE from our lot.

Dark sky lighting is specified for parking.

Adequacy and convenience of off-street parking and loading facilities is addressed.

The vast majority of the surrounding lots up and down US87S are commercial lots.

We appreciate your consideration of our request and welcome any opportunity to answer questions or provide further details. Our team is excited about the opportunity to invest in, and grow with, the Fredericksburg community.

Respectfully,

Rick and Judith LaPlante, Co-founders & Owners
Pour Choices Brewing Company

This narrative has been prepared to demonstrate how the proposed development complies with the City of Fredericksburg's Entry Corridor Design Standards and Guidelines. Our project has been thoughtfully designed to balance creativity and functionality while honoring the regional character of the Texas Hill Country and the City's vision for high-quality development along key gateways.

The site lies at the intersection of US87S and S. Creek Street—an important entry point to Fredericksburg. As such, our design team has taken care to address the aesthetic, operational, and environmental expectations outlined in the Entry Corridor guidelines. We have interpreted these standards not simply as regulatory requirements, but as a framework for enhancing the experience of arrival, creating a positive transition between commercial and residential uses, and contributing to the visual and cultural identity of the area.

Our architectural approach is rooted in a Hill Country Modern aesthetic, integrating traditional materials like limestone and natural regional woods with contemporary forms, matte and weathered metal, native landscaping, and environmental strategies including rainwater harvesting and limiting impervious cover. We have made a deliberate effort to screen service areas, mitigate lighting impacts, and maintain appropriate transitions to neighboring properties, particularly the adjacent R-1 residential zone. Every design decision has been guided by a commitment to compatibility, safety, sustainability, and place-making.

The following pages provide detailed responses to each applicable standard and guideline, referencing the current site plan, architectural elevations, and supporting conversations with City staff where relevant. We believe this project represents a thoughtful, forward-looking interpretation of Fredericksburg's development goals and respectfully requests your favorable consideration.

Detailed Responses

Section 1: Architectural Style

Standards

1.1. Adhere to the Historic District Guidelines when rehabilitating designated historic landmark buildings or potential historic buildings.

N/A

1.2. The architectural style of the entry corridor should be reflective of the Texas Hill Country aesthetic.

The building embodies a contemporary interpretation of the Texas Hill Country aesthetic—often referred to as "Texas Hill Country Modern"—through its integration of regional materials, clean forms, and contextual detailing. The sweeping butterfly roof introduces a modern silhouette while maintaining compatibility with the surrounding landscape. Extensive use of glazing promotes visual transparency and indoor-outdoor connectivity, while limestone accents and rustic elements such as repurposed grain bins and western-themed murals ground the design in local heritage. This composition reflects both the character and evolution of Hill Country architectural traditions, offering a design that is at once contextually rooted and forward-looking.

Guidelines

1.3. New designs should be compatible with the design traditions of the established neighborhoods and regional Texas Hill Country aesthetic. It is not the intent of these guidelines to require that new buildings copy older building styles. Therefore, use traditional building forms and broader similarities of design in order to be compatible with existing buildings in the area that reflect the traditional context.

The proposed design draws inspiration from the established character of neighboring properties, including Dietz Distillery, the Jehovah's Witness Kingdom Hall, and Das PeachHaus—all of which feature rustic materials such as limestone, metal, and natural wood. These materials are thoughtfully echoed in our design, ensuring visual compatibility with the surrounding context. While the form of the building introduces a distinctive architectural expression—including a dramatic butterfly roof—its scale, material palette, and detailing remain firmly rooted in the Texas Hill Country tradition. This approach allows for a respectful yet contemporary addition to the corridor, aligned with the guideline's intent to reflect, rather than replicate, historic styles.

1.4. The use of standardized "corporate" architectural designs associated with chain or franchise buildings (prevalent with restaurants, service stations and retail stores) is strongly discouraged and alternative designs consistent with this design manual may be required.

N/A

Section 2: Architectural Materials

Standards

2.1 Buildings shall employ authentic, textured materials, compatible with the traditional Hill Country aesthetic. Highly reflective materials are unacceptable, because of their tendency to create uncomfortable glare conditions,

The proposed design utilizes only authentic, non-reflective materials that align with the traditional Hill Country aesthetic. All metal finishes are matte to avoid glare, ensuring compliance with the standard. The material palette includes limestone, stucco/EIFS, and green screening through live fencing—each contributing visual texture and regional authenticity. These materials were purposefully selected to enrich the architectural character of the site while reinforcing the rustic elegance that defines the Texas Hill Country style.

2.2 Abide by Historic District Guidelines for preserving historic buildings.

N/A

2.3 Use original materials, retain and preserve significant architectural features, ensure the maintenance of the building's historical character. (per Historic Design Guidelines).

N/A

2.4 Do not create a false sense of era or appearance with replacement of metal details or features that are not based upon any historical evidence (per Historic Design Guidelines).

N/A

Guidelines

2.5 Select materials native to the Hill Country, such as cedar, limestone and brown sandstone.

The project incorporates a carefully curated palette of native Hill Country materials to ensure compatibility with the regional vernacular. Perimeter fencing will consist of natural cedar and traditional "coyote fencing" for interior enclosures, reinforcing a rustic and authentic character. Along US87S, the design includes limestone columns paired with either stucco or natural limestone block wall sections, further complemented by green screening and live fencing. This combination not only reflects local material traditions but also contributes to a softened, visually appealing streetscape in keeping with the corridor's rural heritage.

2.6 New developments should choose materials that offer texture and avoid monotonous faces to add visual interest and reduce its apparent scale.

The proposed building employs a variety of materials, architectural forms, and landscape elements to introduce depth, articulation, and human scale. The roofline varies in elevation and form, establishing a dynamic visual rhythm. Materials include a blend of limestone, stucco/EIFS, and extensive glazing, all complemented by green space landscaping and a low limestone garden wall that softens the building edge.

Steel brise soleil elements above window sections add further articulation, introducing a play of light and shadow that enhances texture and visual complexity. These sunshades vary in height and placement, contributing to façade relief. As referenced in the Façade Construction Manual (Herzog et al.), brise soleil are considered part of contemporary façade systems—functioning as secondary skins that contribute both depth and articulation.

Additionally, the building mass is broken into articulated sections, including a recessed inset zone treated in stucco/EIFS, which helps reduce the building's perceived scale and creates an intimate spatial moment along the corridor. Collectively, these elements fulfill the guideline's intent through material richness and deliberate architectural modulation.

Section 3: Architectural Color

Standards

3.1 Choose colors used traditionally in Fredericksburg such as muted shades of greens, blues, and tans (Historic Design Guidelines).

N/A

3.2 Use color to coordinate façade elements in an overall composition and tie all of the building elements together.

The color palette has been carefully selected to unify and enhance the building's architectural composition. Dark browns and matte blacks are used consistently in the walls, brise soleil elements, and trellis structures, creating a cohesive visual language that anchors the design. These darker tones complement the natural materials—such as limestone and cedar/natural wood—while providing contrast and rhythm across the façade. This deliberate coordination of color supports an integrated and harmonious appearance in line with the overall Hill Country Modern aesthetic.

3.3 Reserve bright colors for accents only. Limit the use of bright colors to no more than 15 percent of the overall exterior building façade.

Bright colors are used sparingly and purposefully within the project, limited to accenting the outdoor bike repair station, which is creatively integrated into a repurposed shipping container. This strategic use of color draws visual interest without overwhelming the overall aesthetic. The remainder of the façade adheres to a restrained, earth-toned palette consistent with the Hill Country context, ensuring compliance with the 15 percent guideline and reinforcing architectural cohesion.

Guidelines

3.4 Predominate building colors should be of earth tones, but may be accented with brighter colors to provide color variation, punctuation, and eclecticism unique to Fredericksburg.

The building's color palette is composed entirely of earth tones, including natural shades of limestone, cedar, stucco, and matte metal finishes. These tones were selected to harmonize with the surrounding landscape and built environment, reinforcing the regional character. Where accents are used, they are limited and intentionally placed to provide subtle visual punctuation, aligning with the eclectic but restrained aesthetic typical of Fredericksburg.

Section 4: Architectural Features

Standards

4.1 Blank or featureless walls will not be approved along parks, plazas, entry corridors or side streets.

The building façade along the entry corridor has been thoughtfully designed to avoid any blank or featureless expanses. It incorporates a dynamic combination of materials—including limestone, stucco, and matte metal—interspersed with large areas of glazing that showcase the interior brewing equipment. Architectural articulation is achieved through the use of bays, varying roof heights, and shifts in wall plane, all of which contribute to visual interest and break up the massing. These elements work together to create an engaging and contextually appropriate streetscape presence.

4.2 Design buildings with a "human scale" by using architectural enhancements. The building facade facing the parks, plazas, entry corridors or side streets shall have visible, clearly defined customer entrances that include at least three of the following elements: canopies or porticos, overhangs, recesses or projections, arcades, raised cornice parapets over the entrance door, distinctive roof forms, arches, outdoor patios or plazas, display windows, or integral planters.

*The project site fronts US87S, a designated principal arterial with posted speeds exceeding 55 MPH. According to the **TxDOT Roadway Design Manual** and the **AASHTO Guide for the Planning, Design, and Operation of Pedestrian Facilities**, the inclusion of sidewalks adjacent to high-speed roadways must be carefully evaluated for pedestrian safety. Both recommend that, where sidewalks are placed along corridors with speeds over 45 MPH, a minimum lateral buffer of 6–10 feet from the edge of travel lanes is ideal, preferably with physical separation (e.g., guardrails or raised medians). In this location, right-of-way width, traffic volume, and shoulder configuration do not support these safety measures.*

Accordingly, a primary customer entrance has not been placed along the highway frontage. Instead, the design prioritizes safe pedestrian access from neighborhood connections and the intersection at S. Creek Street. The building still promotes human scale through a range of architectural features including varied rooflines, recessed forms, expansive glazing, and articulated wall sections. These elements meet the intent of the standard while ensuring safety and functionality consistent with best practices in highway-adjacent site planning.

4.3 Use original materials, retain and preserve significant architectural features, ensure the maintenance of the building's historical character. (Historic Design Guidelines)

N/A

4.4 Windows and doors shall be equally spaced and provide rhythm along the façade of the building.

The façade design incorporates evenly spaced windows that establish a consistent architectural rhythm, aligning with the functional layout of the brewery while also highlighting the visual appeal of the stainless steel brewing equipment within. This spacing supports both operational needs and aesthetic goals. Additionally, the integration of brise soleil elements above the glazing introduces dynamic shadow patterns that evolve throughout the day, adding depth and visual interest to the façade. Together, these elements reinforce the building's rhythm and scale in a manner consistent with the corridor's design standards.

4.5 With exception of historic or potential historic landmarks, at least 40 percent of the ground floor façade facing parks, plazas, entry corridors or side streets shall be constructed of clear and non-tinted windows.

While the western façade faces the designated entry corridor (US87S), operational needs limit full glazing along this elevation. The southern portion of the entry corridor façade accommodates critical back-of-house functions—specifically the kitchen and walk-in cooler—which are not suitable for clear glazing due to health, safety, and energy efficiency requirements. Additionally, due to the west-facing orientation, window coverage on this façade was intentionally reduced to minimize environmental impact and improve the building's energy efficiency, particularly in regard to utility usage.

To address these constraints and uphold the spirit of the design standard, the design team has made a deliberate effort to maximize glazing wherever feasible. Large clear-glass windows provide visibility into the brewery's stainless-steel equipment, showcasing the production process and adding visual interest from the corridor. Additionally, significant glazing is introduced in the recessed inset area of the building, enhancing transparency and rhythm while maintaining energy efficiency and interior usability. Where full glazing coverage is impractical, architectural enhancements such as brise soleil and vertical modulation help meet the intent of the standard by maintaining visual interest and pedestrian scale. Finally, to enhance design continuity and further offset any shortfall, the expansive window treatment continues around the northwest corner of the building and clerestory windows were strategically introduced to meet glazing requirements and to enhance the amount of natural light entering the space. These design moves not only improve overall façade transparency but also reinforce architectural rhythm and create a visually striking architectural transition, while providing pedestrian engagement along the entry corridor and side street.

We ask that Staff & the PNZ take these constraints and accommodations into consideration with regard to glazing requirements.

4.6 For any multi-tenant commercial development, a covered arcade/structural canopy shall be provided along the front facade of the building. Arcades are covered walkways connected to the principal building. They should be a minimum of five feet in width and designed to provide covered areas for relief from the weather. Different arcade/structural canopy designs may be used for each individual tenant/business within a multi-tenant commercial development provided that they blend aesthetically with the front facade of the building.

N/A

Guidelines

4.7 Choose features that fit the scale of the building and its surroundings.

The design thoughtfully aligns with the scale and material palette of surrounding developments. Architectural features such as limestone cladding, non-reflective metal panels, and black steel accents provide both visual continuity and contextual sensitivity. These elements reflect the established Hill Country aesthetic and contribute to a cohesive streetscape, while the building's articulated massing and modest footprint ensure it remains proportionate to neighboring structures.

4.8 If a shed roof or flat roof design is used, add a parapet wall to screen the roof.

N/A

Section 5: Massing & Scale

Standards

5.1 Break up the front of large retail buildings by dividing it into individual bays 25 to 40 feet wide.

The entry corridor façade is intentionally segmented into four distinct sections, each articulated through changes in plane, material, façade, and roofline. A low garden wall composed of natural stone further grounds the design and reinforces horizontal division at the pedestrian level. The roof elements across these bays vary in height and form, creating a dynamic profile that reduces the perceived mass of the building and contributes to a more approachable, human-scale presence along the corridor.

5.2 Use variation in materials, textures, patterns, colors, and details to break down the mass and scale of a building

The building design incorporates a rich combination of materials and architectural detailing to reduce perceived mass and enhance visual interest. Vertical steel siding, horizontally coursed limestone, and stucco are used in complementary ways to introduce contrasting textures and finishes. In addition to material variation, the façade is articulated through changes in wall plane and depth, creating shadow lines and architectural relief that help segment the building into more approachable elements. These strategies work collectively to reinforce a human scale and align the structure with the regional character of the Texas Hill Country.

5.3 Building mass shall be used that is appropriate to the site. Buildings of the greatest footprint shall be located towards the center of a development where the impact on adjacent uses is the least.

The building has been strategically sited to minimize its impact on adjacent land uses. It is positioned at the far western edge of the property, furthest from the neighboring R-1 residential lots, and adjacent to a major intersection with no directly connected residential structures. This location not only buffers surrounding homes from commercial activity but also leverages the corner's visibility and access without encroaching on the more sensitive edges of the site. The placement reflects thoughtful massing consistent with both the letter and intent of the design standards.

5.4 Each building shall have sufficient facade relief and interruption every 30 feet so as to provide visual architectural interest.

The Entry Corridor Facade is segmented using (2) 40' bays and an inset area to break up metal panel materials and introduces limestone to break up the metal façade materials at ground level. At certain windows new materials such as metal panel inserts were added to break up the vertical metal wall panels. The design also incorporates brise soleil above key window sections to create consistent architectural relief and visual rhythm along the façade. These elements provide functional shading while also projecting from the building plane to break up massing at regular intervals. This approach aligns with best practices in façade design by offering texture, shadow, and variation, all of which enhance the human scale and visual complexity of the building. In areas along this façade without windows, murals and branding moments help add additional interest and texture to these areas without increasing the architectural complexity of additional wall plane changes. A low garden wall composed of natural stone and landscaping adds another level of material articulation to the human scale. Roofing elements vary in height, creating a dynamic profile and reduces the perceived mass of the building.

Guidelines

5.5 When making transitions to lower density areas, modulate the mass of the building to relate to smaller buildings.

Although the 2.3-acre site could accommodate a significantly larger footprint—up to approximately 14,000 square feet—the initial development is purposefully limited to a 5,000 square foot building. This reduction in scale reflects a deliberate effort to maintain compatibility with adjacent lower-density residential uses. The building mass has been thoughtfully modulated to create an appropriate transition, both visually and functionally.

5.6 Faux windows and similar details are not appropriate articulation.

N/A

5.7 Buildings are encouraged to be contiguously arranged along the street face, and large breaks between buildings in identified development sites should be avoided.

N/A

Section 6: Signage

Standards

6.1 A landscaped base area shall be provided for monument or ground signs appropriate to the mass and height of the sign. All areas within 5 feet of the base of any sign shall be landscaped. The landscaped area

may include trees, shrubs, flowering perennials, ornamental tall grass, fountains, water features, decorative stonework, planters, sculpture and decorative paving.

No monument or ground signage is proposed as part of this development. All planned signage will be building-mounted and integrated into the architectural design, eliminating the need for a landscaped base area.

Guidelines

6.1 A minimal number of colors should be used per sign where possible. Bright colors should be reserved for accent only.

The proposed signage employs a simple and cohesive color scheme, using minimal contrasting tones to ensure clarity and visual harmony. Primary signage elements—including the "PCB" monogram and "Pour Choices Brewing Company" name—utilize subdued, earth-toned palettes with any bright colors limited to small accent details. This approach maintains legibility while aligning with the corridor's design intent and broader Hill Country aesthetic. Additionally, Murals promoting Fredericksburg, Texas and the surrounding areas will also be composed of minimal number of colors earth toned colors.

6.2 Integrate signs into building and site design so they do not appear as an afterthought.

All signage has been intentionally integrated into the architectural composition of the building. Sign placement and alignment have been carefully considered during the design process to ensure consistency with façade rhythm, material transitions, and key visual anchors. This strategic approach reinforces the overall design language and ensures that signage complements—rather than competes with—the building's architecture.

6.3 Attached signs should be located above the building entrance, storefront opening, or at other locations that are compatible with the architectural features of the building

Addressed in site plans

Section 7: Building Height

Standards

7.1 Use existing height standards from the Zoning Ordinance

The proposed building complies fully with applicable height regulations. Per the elevation drawings, the brewery and production side of the structure reaches a maximum height of 19 feet above grade, while the taproom side reaches 17 feet above grade. These heights are well within the limits established by the Zoning Ordinance and have been designed to maintain an appropriate scale relative to the surrounding built environment.

Guidelines

7.2 Work with the existing streetscape and define heights that are appropriate to create a welcoming environment and consistency.

The proposed building height has been carefully calibrated to align with the existing streetscape and surrounding context. Design concepts involving second stories, mezzanines, or rooftop bars were intentionally set aside in favor of a single-story structure that maintains visual harmony with adjacent buildings. This approach supports a more approachable, human-scale environment while reinforcing the horizontal character typical of the area's development pattern.

7.3 Use building height to define neighborhood and district edges, and to provide a "human scale."

See 7.2

7.4 Floor to floor heights of a building can have an impact on the mass of the building. Typical ceilings in a residence are 8-9 feet. First floors of office buildings or retail shops can range from 10-15 feet. Upper floors that include residential or office are generally 8-12 feet in height. Actual or implied floor-to-floor heights above 15-20 feet on the exterior should be avoided, as a building may begin to lose its "human scale" appearance.

N/A

Section 8: Setbacks & Frontage

Standards

8.1 Doors and entryways shall be constructed facing the entry corridor and any side streets. Secondary entrances may be constructed to allow convenient access from secondary streets, adjacent buildings, sidewalks or parking.

As addressed in Section 4.2, the project's frontage along US87S—a high-speed corridor with a posted limit exceeding 55 MPH—presents significant safety concerns for direct pedestrian access. During site planning discussions with City staff, including Even Williamson, we raised these concerns and discussed the impracticality of providing a sidewalk or primary entrance along the US87S right-of-way. In response, the primary building entrances have been oriented toward safer, pedestrian-friendly access points from S. Creek Street and the internal parking areas. This layout prioritizes public safety while maintaining compliance with the broader intent of the guideline through clearly defined and accessible customer entry points.

Guidelines

8.2 The front door should connect to the sidewalk along the entry corridor

See 4.2.

8.3 In areas adjacent to or near the Historic District, new buildings should match adjacent building setback in order to preserve the Historic District character and to encourage walkability.

N/A

8.4 A contiguous building arrangement without large breaks between buildings along the street face is encouraged.

N/A

Section 9: Landscaping

Standards

9.1 Landscaping, including planting and trees, shall be provided as a buffer between the street and parking area.

Not applicable. The parking area is located on the opposite side of the building from the entry corridor and is screened from view by a continuous fence and wall that extends from the building to the southern corner of the property. This configuration eliminates any direct visual connection between the parking area and the street, effectively achieving the buffering intent of the standard through site layout and structural screening rather than planted landscaping.

Guidelines

9.2 To create a cohesive tree canopy that provides for consistent shade, street trees should be planted a minimum of every 50 feet on center (centered between the curb and sidewalk). The same amount of trees may also be clustered in groups.

The site plan confirms the planting of a minimum of nine trees along the US87S frontage, located on the street-facing side of any wall or fence. This meets the required density for tree canopy coverage and is consistent with the guideline's goal of creating a shaded, visually cohesive corridor. Trees may be clustered where appropriate to accommodate existing infrastructure and maximize visual impact.

9.3 Native, drought tolerant and adapted landscape species should be used to the greatest extent possible.

The landscape plan will be intentionally designed to minimize environmental impact through a holistic approach that includes 100% native and drought-tolerant plant species, integrated stormwater management, and on-site water reuse. The project incorporates two large rainwater collection cisterns that will supply irrigation water, reducing demand on municipal resources. This strategy reflects the owners' familiarity with native Texas plantings and reinforces the project's commitment to sustainable, low-impact development in alignment with the Hill Country aesthetic and Fredericksburg's environmental goals.

9.4 A minimum of 50 percent of the plant species should be selected from the approved plant list.

Confirmed

9.5 Minimize impervious coverage to reduce the need for energy and water consumption.

The site plan limits impervious coverage to under 70% of the lot area, significantly below the 85% maximum allowed by code. This reduction supports improved stormwater infiltration, lower surface temperatures, and decreased demand for irrigation and cooling—aligning with both the letter and intent of the guideline to promote sustainable site development.

9.6 Utilize parks, open spaces and natural areas as buffers between incompatible uses or as a means of maintaining natural viewsheds.

The site design includes a substantial open space dedicated to outdoor seating and landscaped gathering areas, intentionally preserved in lieu of additional building density. This open space serves as both an amenity and a buffer, helping to soften transitions between uses and maintain visual openness along the corridor. It also enhances the user experience and reinforces the Hill Country character through integration with native landscaping and low-impact design.

9.7 Planting is preferable to turf within the right-of-way, including spaces between sidewalks and the street. Landscaping between the curb and sidewalk should be no taller than 24 inches tall and trees should be limbed up 7.5 feet above the sidewalk in the sight distance triangle.

N/A – no curb on US87S at this location.

9.8 Every effort should be made to protect underground utilities such as water, sewer, phone and cable from tree or plant roots.

Confirmed

9.9 Restoration of natural areas is strongly encouraged during new development and, to the extent possible, redevelopment.

Confirmed

9.10 Wherever possible, parks should take advantage of existing mature vegetation by preserving it and incorporating it as a feature of the park to maximize use of shaded areas.

N/A

9.11 Minimize grading and preserve existing vegetation whenever possible.

The site benefits from naturally limited elevation changes, which will allow the civil grading plan to minimize both cut and fill requirements. This approach reduces site disturbance, supports stormwater management goals, and helps preserve the integrity of existing soil structure where feasible.

9.12 Landscapes should be irrigated to establish planting and provide the correct water levels to support the long term growth of landscape. Irrigation systems should use efficient water methods, group planting by similar watering needs, and use moisture sensors to control the use of water.

The landscape irrigation system will utilize efficient drip and root-zone delivery methods to minimize water waste and ensure targeted hydration. Plantings will be grouped by similar water needs to further optimize irrigation efficiency. Irrigation water will be initially sourced from two on-site stormwater retention cisterns when available, supporting long-term sustainability goals and significantly reducing reliance on municipal water supplies. This system will also incorporate moisture sensors to regulate use based on actual soil conditions.

9.13 Root barriers should be used in planting areas between the sidewalk and street which are less than 10 feet in width.

N/A

Section 10: Lighting

Standards

5.1 Lighting fixtures should be selected from the International Dark-Sky Association Approved Fixtures.

The site plan specifies that all exterior lighting in the plan will be International Dark-Sky Association approved fixtures. Lighting will be fully shielded to prevent glare and skyglow.

Guidelines

5.2 Lighting should be used to provide illumination for the security and safety of on-site areas such as parking, loading/unloading, pedestrian pathways and working areas. Excessive use of lighting fixtures is prohibited.

Confirmed in site plan

5.3 Fixture style and location should be compatible with the building's architecture, site design and landscape design. Decorative fixtures are highly recommended and where warranted, may be required. Light fixture style should be consistent throughout the project.

Confirmed in site plan

5.4 Light fixtures should be located facing away from adjacent sites (particularly residential parcels) so that the light does not spill-over onto abutting properties. Parking and building light fixtures should be cut-off luminaries that have less than 90 degree cut-off so that the light is not emitted horizontally or upward.

To prevent light spillover onto adjacent R-1 residential properties, all parking and building-mounted fixtures will utilize full cut-off shielding and adhere to less-than-90-degree light emission standards. Additionally, several proactive measures have been taken to further reduce potential impact:

- *The eastern edge of the parking lot has been set back 15 feet from the shared property line—exceeding the required 10-foot buffer.*
- *All light poles along the eastern edge have been removed or limited to a bollard height to reduce light projection.*

These steps ensure compliance with both the technical lighting standard and the broader intent to protect residential character and nighttime ambiance.

5.5 Projects located near residential or open space areas should use low intensity/wattage lights and all lighting is to be extinguished or reduced in intensity 30 minutes after the close of business.

Confirmed in site plan – parking lights will operate on automated timers to shut off within 30 min of closing and resume 30 minutes before opening. This approach minimizes light pollution, supports wildlife sensitivity, and aligns with Fredericksburg's commitment to preserving nighttime visibility and environmental quality, while ensure public and employee safety.

5.6 Off-site street lighting may be required over driveways to provide safe entrances and exits.

The drive entrance and on-site parking areas will be appropriately lit using dark-sky compliant fixtures to ensure safe vehicular and pedestrian access. Lighting will be positioned to enhance visibility at entry and exit points without contributing to off-site glare, maintaining both safety and compliance with lighting standards.

5.7 Decorative seasonal lighting encouraged.

Confirmed

Section 11: Service Areas

Standards

11.1 Loading/unloading areas shall be clearly identified by installing no parking signs and/ or striping of the space. The areas must be located in the rear or the sides of the building and shielded so that they are not visible from the street. The size and number of the loading/ unloading areas must be consistent with the requirements of the Zoning Ordinance.

Confirmed in site plan

11.2 Designated loading and unloading zones are clearly demarcated on the site plan through pavement striping and signage. Architectural elevations incorporate full screening to ensure these service functions remain visually unobtrusive from public right-of-way and shared circulation areas.

Confirmed in site plan

Guidelines

11.3 All trash, recycling and utilities facilities should be visually and acoustically screened from pedestrian rights of way.

All trash, recycling, and utility enclosures are designed to be fully screened both visually and acoustically—not only from adjacent pedestrian rights-of-way but also from neighboring R-1 residential properties. The project incorporates a 15-foot setback on our side of the shared property line, complemented by an additional 10-foot minimum setback on the R-1 parcels, resulting from the 20-foot-wide CTEC utility easement centered along the property line. Notably, these R-1 lots in Friendship Oaks are among the deepest in the subdivision, with residential structures typically positioned farther forward, increasing separation from the shared boundary and CTEC utility lines.

Screening will be achieved through a combination of solid fencing and vegetative buffers, ensuring these service elements are discreetly integrated into the site and do not detract from the surrounding residential or pedestrian environment.

11.4 Screening should be achieved through the installation of a wall or fence six foot in height or a height sufficient to obscure the area or equipment, whichever is less.

A 6-foot solid fence is shown on the site plan and will be installed to fully screen service areas, including trash and utility enclosures. This meets the guideline requirement for effective visual and acoustic separation from surrounding areas, while ensuring functional accessibility for operations.

11.5 Screening may be provided by using a semi-opaque fence, solid vegetative surface or combination of both.

The project will use a combination of solid fencing and dense vegetation to screen service areas. This dual approach enhances both functional screening and visual integration, ensuring the enclosures are well-buffered while also contributing to the site's overall landscape aesthetic.

11.6 The height of screening plants should be based on typical plant size within five growing seasons.

Confirmed in site plan

11.7 All roof-top equipment should be screened from entry corridors, side streets, plazas and parks.

N/A – no rooftop equipment

11.8 It is encouraged to provide a separate waste and recycling unit to encourage environmental sustainability and support efforts to reduce, reuse, and recycle in Fredericksburg. The City of Fredericksburg Recycling Center provides recycling and safe disposal options. Fredericksburg Shines has compiled a list of items that can be recycled along with the location where that recycling occurs.

Dedicated recycling and waste containers will be provided within the screened service area enclosure. This supports the City of Fredericksburg's sustainability initiatives by facilitating responsible waste separation and encouraging patron and staff participation in local recycling efforts. The enclosure has been designed to accommodate both container types while maintaining a clean and visually discreet appearance.

Section 12: Parking & Access

Standards

12.1 When a property abuts a creek, a 10 foot landscaped buffer shall be provided between the parking lot and the creek, where applicable. Utilize rain gardens and/or plant species that filter toxins between the parking lot and the creek.

N/A

12.2 All parking shall comply with the most current American with Disabilities Act (ADA) standards and regulations.

Confirmed in site plan with number, dimensions, and markings

12.3 Whenever parking areas/drive aisles are connected to adjacent sites, the circulation must provide for similar direction of travel (both vehicular and pedestrian) and parking stalls to reduce conflict at points of connection.

Confirmed in site plan

12.4 Pedestrian walkways connecting to adjacent development shall be provided.

Confirmed in site plan

12.5 A minimum of a 4" diameter tree per 8 parking spaces shall be planted in planting beds located in the corners of parking lots and 'islands.'

Confirmed in the site plan. Trees—each with a minimum 4-inch diameter—will be installed in designated planting beds around the parking lot and between the parking lot and the adjacent open space, exceeding the minimum standard of 1 per 8 spaces, while enhancing shade, aesthetics, and environmental performance.

12.6 Continuous, 5' sidewalks must be provided along the full length of the building featuring customer entrances and along any façade facing public parking areas.

Confirmed on site plan

Guidelines

12.7 Parking should be located behind buildings or on the side.

Confirmed in site plan

12.8 Bicycle parking facilities should be provided at all new development that occurs on any street intersection. The design, color, and materials must coordinate with other site elements and must be well-lit for night time uses.

Given our focus on providing a destination for cyclists living in, training, and visiting Fredericksburg, bicycle parking is a central feature of the site design and will be ample, prominently located near the primary customer entrance, and adjacent to a dedicated free bike repair station. These facilities will be constructed using materials and finishes that coordinate with the overall site aesthetic and will be well-lit to ensure safety and visibility during nighttime hours.

Given the project's location at the intersection of S. Creek Street and US87S—a high-speed corridor with a posted speed of 55 MPH—we seek clarification on whether additional bike parking is appropriate or required at the corner itself, where direct bicycle access may raise safety concerns.

12.9 Parking areas abutting properties residentially used or designated should be separated by a landscape buffer a minimum of 10 feet in width. In addition to landscaping, perimeter earth berms are recommended as an effective way to reduce the visual impact of surface parking lots.

In alignment with this guideline, the initial site plan included a 10-foot landscape buffer along the shared property line with the adjacent R-1 residential lots. To further enhance screening and address concerns, we have since increased this buffer to 15 feet. While City staff initially recommended a 25-foot setback, we believe our proposed solution achieves the intended impact in a more efficient and site-appropriate manner.

The plan includes an 8-foot privacy fence and continuous vegetative screening along the eastern edge of the property where it abuts the four R-1 lots. It's important to note that these specific lots are the deepest in the Friendship Oaks subdivision, with homes positioned toward the front of each parcel. This results in substantial natural separation between residential structures and the shared boundary. Additionally, these properties include a 20-foot CTEC utility easement centered on the property line, along with any drainage infrastructure directing water to the stormwater retention pond located southeast of the project. This unique configuration further reduces potential impacts and reinforces the effectiveness of our proposed buffer solution.

12.10 At least one drive aisle should be designed to provide sufficient emergency vehicle access and maneuverability.

Confirmed in site plan

Section 13: Drainage & Stormwater

Standards

N/A

Guidelines

13.1 LID techniques such as rain barrels, cisterns, rain gardens, naturalized landscaping, porous pavement and roof gardens are encouraged.

The project incorporates two large rainwater collection cisterns as part of its Low Impact Development (LID) strategy. These systems are designed to capture and store rooftop runoff for reuse in irrigating the site's native and drought-tolerant landscaping. This approach reduces reliance on municipal water, supports long-term sustainability, and aligns directly with the intent of the guideline to manage stormwater through environmentally responsible methods.

13.2 When possible, site stormwater management facilities in parks and open space if there is a benefit to the surrounding area and/or water quality is demonstrated.

Not applicable. Stormwater retention for this project is managed through the adjacent retention pond located within the Friendship Oaks development, as outlined in the annexation agreement with the City. This shared infrastructure was specifically designed to accommodate runoff from this site and surrounding properties, ensuring compliance with drainage requirements.

13.3 Existing drainage patterns and flows on site should be preserved to the greatest extent possible.

Confirmed. The site design maintains the natural drainage flow toward the southeast corner of the property. Stormwater will be conveyed via surface swale into the adjacent retention pond lot, consistent with the existing topography and drainage patterns. This approach minimizes site disturbance and aligns with best practices for sustainable stormwater management.

13.4 Decorative or aesthetically pleasing stormwater mechanisms should be incorporated into stormwater designs to the greatest extent possible.

N/A

Section 14: Streetscape

Standards

14.1 Sidewalks along the street right of way must be a minimum of 5 feet wide.

A compliant sidewalk already exists along Creek Street, providing safe pedestrian access to the site. As referenced in Section 4.2, the US87S frontage presents significant safety concerns due to its posted speed limit of 55 MPH. Based on discussions with City staff and in accordance with TxDOT and AASHTO design guidance, a sidewalk within the US87S right-of-way at this location at this time is not advisable or appropriate. Pedestrian access is instead directed through safer, lower-speed internal connections.

Guidelines

14.2 Sidewalks and pedestrian pathways should safely connect from the street to commercial buildings, surrounding residential areas, and parks and open spaces.

Confirmed

14.3 Seating is encouraged in front of businesses, in public spaces and other instances where appropriate.

Due to the building's orientation along US87S—a high-speed corridor with posted limits exceeding 55 MPH—no, or very limited seating is planned along this frontage. Safety, noise, and overall pedestrian comfort were primary considerations in this decision. Instead, outdoor seating is concentrated in more appropriate, protected areas of the site that promote a comfortable and inviting environment for patrons, consistent with the intent of the guideline.

14.4 All pedestrian areas should comply with the most current American with Disabilities Act (ADA) standards and regulations. Particular attention should be given to ramps, accessible paths of travel, level landings and handrails.

Confirmed

14.5 Create a quality built environment with the inclusion of amenities such as street furnishing, plantings, art works, and water features to enhance the places that people will walk, gather, or recreate.

The project integrates public-facing art and site features to create a distinctive and engaging environment. Murals and other artwork will be incorporated along building walls and cisterns facing both US87S and S. Creek Street, contributing to a strong sense of place and visual identity. These enhancements, along with thoughtful landscaping and open gathering spaces, support the guideline's intent to encourage interaction, walkability, and community character.

14.6 Developments adjacent to multi-use trails should provide a direct connection from the trail to the development's internal pedestrian circulation system.

N/A

14.7 Streetscape furnishing should be made of high quality materials and be coordinated with the architecture of the building.

N/A

14.8 To create a cohesive tree canopy for consistent shade, street trees should be planted a minimum of every 50 feet on center (centered between the curb and sidewalk).The same amount of trees may also be clustered in groups.

Confirmed in site plan

Public Comment Form
Please return this form to:
Development Services – Zoning
126 W. Main Street
Fredericksburg, TX 78624
830-997-7521

REQUEST NO. Z-2508

As an interested property owner, I (PROTEST) / (APPROVE) the requested Zoning change request, represented by the above file number because:

Signature

6/16/25
Date

CASE D. FISCHER
Printed Name

261 Eckhardt Lane, FBG, TX 78624
Address

I am writing in regard to Rick LaPlante's request to the Committee and strongly support his project. His proposal could create an anchor to future diverse development in the immediate area, and would offer an appropriate balance to current businesses in the city, without adding to the traffic congestion along the Main Street corridor.

The LaPlante's are strong supporters of the Fredericksburg community and are solid residents of the area. In the past, both Rick and Judith have shown extreme sensitivity to their neighborhood and also the surrounding vegetation and have exhibited strong business acumen in all their previous endeavors. They are both avid cyclists and intend this to become a cycling destination as well.

Regards,

Gavin Cain
REALTOR
830.998.7887

Jan Musgrove

From: gavin cain <gavin.cain@gmail.com>
Sent: Tuesday, May 6, 2025 1:50 PM
To: Jan Musgrove
Subject: Re: Rick LaPlante Proposed Development (Pour Choices Brewing Company)

Yes, sure;

2868 Kneese Rd
Fredericksburg
78624

Gavin Cain

Sent from my iPad

On May 6, 2025, at 1:37 PM, Jan Musgrove <jmusgrove@fbgtx.org> wrote:

Mr. Cain,

Thank you sir.

May I have your address to add to the support document.

Thank you

Jan Musgrove
Planner 1
<image001.jpg>
126 W. Main Street
Fredericksburg, TX 78624
Office: (830) 997-7521 | Direct: (830) 990-2079 | jmusgrove@fbgtx.org
City Mission: We're leading with integrity while providing the best customer services to our community.

From: gavin cain <gavin.cain@gmail.com>
Sent: Tuesday, May 6, 2025 12:10 PM
To: Jan Musgrove <jmusgrove@fbgtx.org>
Subject: Rick LaPlante Proposed Development (Pour Choices Brewing Company)

Dear Ms Musgrove,

Jan Musgrove

From: richard ballou <richardballoujr@yahoo.com>
Sent: Monday, May 5, 2025 12:27 PM
To: Jan Musgrove
Subject: Proposed Brewery at US-87, South of Friendship Lane

City of Fredericksburg,

I understand the LaPlante's are hoping to revise a property on US-87 south of Friendship lane into a Brewery and small bicycle repair shop with the design to be a cycling destination.

I believe this to be an excellent plan and something that would be good for the entire Fredericksburg community and a great idea to promote cycling in Fredericksburg. This type of business is really needed in Fredericksburg as a destination for cyclists during and after rides. I have known the LaPlante's for over a year and they are very community focused and very strongly support cyclists.

Thank you for your consideration of this great opportunity for Fredericksburg.

Thanks,

Richard

Richard Ballou
richardballoujr@yahoo.com

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Thank you for your consideration of this great opportunity for Fredericksburg.

Thanks,

Richard

Richard Ballou
richardballoujr@yahoo.com

Jan Musgrove

From: richard ballou <richardballoujr@yahoo.com>
Sent: Monday, May 5, 2025 1:15 PM
To: Jan Musgrove
Subject: Re: Proposed Brewery at US-87, South of Friendship Lane

Jan,

The development is supposed to be at 1537 US HWY 87. (At the corner of S Creek Street and US HWY 87.)

If needed my address is noted below.

Thanks,

Richard Ballou
richardballoujr@yahoo.com

2136 Lightstone
Fredericksburg, TX 78624

On May 5, 2025, at 12:33 PM, Jan Musgrove <jmusgrove@fbgtx.org> wrote:

Good afternoon, Mr. Ballou,

Thank you for comments sir. May I have an address to attach to this comment.

Many thanks,

Jan Musgrove
Planner 1
<image001.jpg>
126 W. Main Street
Fredericksburg, TX 78624
Office: (830) 997-7521 | Direct: (830) 990-2079 | jmusgrove@fbgtx.org
City Mission: We're leading with integrity while providing the best customer services to our community.

From: richard ballou <richardballoujr@yahoo.com>
Sent: Monday, May 5, 2025 12:27 PM
To: Jan Musgrove <jmusgrove@fbgtx.org>
Subject: Proposed Brewery at US-87, South of Friendship Lane

City of Fredericksburg,

From: Miguel Hernandez
To: Jan Musgrove
Subject: Pour choice
Date: Wednesday, May 7, 2025 9:32:27 AM

Ms. Musgrove,
I own and operate a business in Fredericksburg for 4yrs. I think that a brewery on Hwy 87 would be a great asset to this town. It will move some of the traffic off 290 and bring more men tourist to this town. It would be more accessible to locals.
Sincerely, Miguel Hernandez H3 Masonry Inc

2nd letter- received after 9am email sent

Jan Musgrove

From: Sandi Tarski <sptarski@gmail.com>
Sent: Tuesday, May 6, 2025 8:15 PM
To: Jan Musgrove
Subject: Citizen Comment - 5/7/25 P&Z Committee Mtg

Regarding item #4A:

Please consider granting the zoning change requested by the applicant for the proposed brewery property on 87. The idea/plan for the property sounds great and it sounds like a good business for our community. I am impressed with the applicants' background and experience, and the desire to partner with folks in our community. The applicants have experience opening a brewery and have some great ideas for this location. We are exciting about this business and thank you for your consideration of this request.
Sandi Tarski

Sent from Sandi's iPhone

Zoning Application

City of Fredericksburg – Development Services Department

126 W. Main St, Fredericksburg, TX 78624

A. Project Information

Project Name: Z-2506 Brew Up

Project Address: ABS A0735 S R Wilson #38, 2,362 acres including pt of Lot 2, Friendship Oaks

Property Tax ID Numbers: 183912

B. Application Type: Appendix A – Fee Schedule

- [ ] Voluntary Annexation - $750.00
- [x] Conditional Use Permit - $500.00
- [ ] Land Use Change - $300.00
- [ ] Zoning Change - $600.00
- [ ] Amendment to existing PUD - $500.00
- [ ] Creation of PUD - $750.00
- [x] DRC Review Comments - $250

❖ *All applicants will be charged the following fees for the required Public Hearing notifications.*

- [x] *Public Hearing Newspaper - $150.00*
- [x] *Public Hearing 200 ft notification letter - $100.00*

C. Applicant/Owner Information - Property Owner

Owner Name: Lynn Development LLC

Owner Address: PO Box 3403 Fredericksburg 78624

Owner Phone Number: 328.218.2076

Owner Email Address: treycurtis@lynndev.com

D. Applicant

Applicant Name: Rick LaPlante

Applicant Address: 322 Oak Haven Rd Fredericksburg 78624

Applicant Phone Number: 832.605.7310

Applicant Email Address: rick@laplantes.net

Applicant's Signature

I hereby certify that the information supplied with this application is true and correct, and that the paper and electronic copies of the materials submitted are consistent with each other, to the best of my knowledge. I also certify, if I am not the owner, that I have authorization from the owner to act on his/her behalf.

Signature: Rick LaPlante

Printed Name: Rick LaPlante

Staff Use Only Application Number: Z-2508 Date: 4/25/25

Ch # 102 $1,000.00 received 4/25/25 application received on 4/28/25

CONDITIONAL USE PERMIT (CUP) CHECKLIST

This form and all required exhibits must be included with the Conditional Use Permit (CUP) application.

- ☐ Provide a brief description of the proposed use, including information pertinent to the review and evaluation criteria stated in **Section 7.131** in the form of a narrative.
- ☐ The site plan shall be drawn to scale, and include dimensions as necessary to show the following:
- ☐ The date, scale, north point, title, name of owner and name of person preparing the Site Plan.
- ☐ Zoning summary, including type, minimum and actual lot size, setbacks, maximum and actual building height, building coverage and impervious coverage. **Section 7.131**
- ☐ Address and legal description of property **Section 7.131**
- ☐ Show and dimension requested access to public roadways and provide plans for access Management. **Section 7.131**
- ☐ The location of existing and proposed improvements including parking and loading areas, pedestrian and vehicular access and utility or service areas. **Section 7.131** The location of existing and proposed fencing and screening. **Section 7.940**
- ☐ Location and size of existing and proposed streets and alleys **Section 7.131** dimension of boundary lines, easements, and required yards and setbacks of all existing and proposed buildings and land improvements and the height and intended use of existing and proposed buildings on site, and approximate locations of buildings on abutting sites within 50 **Section 7.131**
- ☐ Proposed exterior lighting, including fixture type. **Article XV- Outdoor Lighting**
- ☐ The number of existing and proposed parking and loading spaces, and a calculation of applicable minimum requirements. **Section 7.860**
- ☐ Landscaping, including location, size, and species of existing trees on site, square footage of all proposed
- ☐ landscape areas. **Section 7.920** The location of signs. **Chapter 29**
- ☐ Site plan showing response to **Sec. 5.460** including a narrative addressing the response.
- ☐ Photos of all four sides of the property.
- ☐ Provide existing and proposed topography and grading (5' minimum contour intervals), and erosion control measures. **Section 7.131**
- ☐ Solid waste container, which requires screening. **Section 7.980**
- ☐ Proposed and existing water, sewer and electric utilities. **Section 7.131**
- ☐ Visibility triangle at street intersections and driveways. **Section 7.131**
- ☐ Fire Lanes and fire hydrant. **Section 7.131**
- ☐ Provisions for handicapped access. **Section 7.131**
- ☐ On sites affected by the 100-year floodplain, impervious coverage and building coverage are based on the area outside the floodplain. Provide calculations accordingly.
- ☐ Applicable Fee - **$500** *(1/1/2024)*
- ☐ PDF copies emailed to **jmusgrove@fbgtx.org**

Note: Staff or the Planning and Zoning Commission may require modification of a Conditional Use Permit as a prerequisite for approval. **Sec. 5.460**

I hereby acknowledge that the items listed above are included with this submittal and that any items not included with this application will result in this application being deemed incomplete and returned without review or scheduled for the upcoming meeting dates.

Owner/Agent: Rick LaPlante

Date: 4/25/25

Printed Name: Rick LaPlante

PLANNING AND ZONING COMMISSION AGENDA MEMO

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM:
MEETING DATE: July 2, 2025 **SECTION:** PUBLIC HEARING **ITEM:** C.

CAPTION: **Consider Request Z-2511:** By Karla B Lawrence to Consider the Following:

A A Land Use Change from Medium Density Residential to Commercial for Property Located at 1106 South Adams Street.

B A Zoning Change from R2, Mixed Residential to C1, Neighborhood Commercial for Property Located at 1106 South Adams Street.

i Presentation by the Applicant
ii Presentation by the Staff
iii Hold Public Hearing
iv Take Action on the Land Use Change
v Take Action on the Zoning Change

SUMMARY:
The applicant has submitted a Land Use and Zoning Change request for .7 acres of land located at 1106 South Adams. The applicant is requesting a Land Use Change from Medium Density Residential (MDR) to Commercial and a Zoning Change from R2, Mixed Residential to C1, Neighborhood Commercial.

The 2024 Comprehensive Plan identifies this area with a Mixed Use Community/Corridor Place Type that recommends a variety of zoning categories such as R2, C1, C2 and Mixed Use zones such as MU-1 and MU-2. This Future Place Type is intended to provide flexibility towards development and envisioned to be a well-planned, walkable mixed-use area that provides flexibility towards development and preference for complete neighborhoods with integrated commercial and residential uses. These highly activated areas would include integrated residential, retial and small-scale employment uses.

With this in mind, Staff worked with the applicant to find a Zoning designation that would complement the surrounding uses and allow for appropriate development based on the direction of the Comprehensive Plan and traditional planning practices.

BACKGROUND: The surrounding properties include C1, Neighborhood Commercial to the North, Public Facilities to the West and South as well as a lone strip of R2, Mixed Residential to the South (1108 South Adams) and across South Adams to the East is R3, Multi-Family Residential.

The property is currently zoned R2, Mixed Residential and permits several residential uses by right such as the following:

Community Recreation	Local Utility Service	Duplex Residential
Multiple Family Residential	Townhouses	Group Residential
Single Family Small Lot	Short-Term Rental, Accessory	Short-Term Rental, B&B

It is the desire of the applicant to obtain a C1, Neighborhood Commercial Zoning classification and Sec. 3.200 - C1: Neighborhood Commercial speaks to the development standards allowed and includes the following uses by right:

Administrative and Business	Office	Convalescent Services Cultural Services
Day Care Services	Group Residential	Local Utility Services
Medical Services	Multiple - Family Residential	Personal Services
Private Primary Educational Services	Private Secondary Educational Services	Professional Office
Religious Assembly	Single Family Residential (existing structure)	Short-Term Rental, Unoccupied
Short-Term Rental, Accessory	Short-Term Rental, B&B	Short-Term Rental, Facility
Corporate Housing		

With the following uses permitted subject to an approved Conditional Use Permit (CUP)

Arts and Crafts	Automotive Washing	Building Maintenance Services
Business School	Business Support Services	Club or Lodge
Communication Services	Condominium Residential	Consumer Repair Services
Duplex Residential	Food Sales	Guidance Services
Laundry Service	Limited Retail Sales	Liquor Sales
Personal Improvement Services	Pet Services	Restaurant - Limited
Single Family Residential (New Construction)	Townhouse	Drive Thru

The 2024 Comprehensive Plan identifies the subject property with a future place type of Mixed Use Community/Corridor which is envisioned to be a well-planned, walkable mixed-use area that provides flexibility towards development and preference for complete neighborhoods with integrated commercial and residential uses. These highly activated areas would include integrated residential, retial and small-scale employment uses.

Appropriate existing zoning districts would include R2, C1, C2 and Mixed Use zones such as MU-1 and MU-2.

Notice of Public Hearing Response: As part of the Public Hearing process, Staff must notify property owners that own property within 200 ft fo the subject property. As of June 23, 2025, no response have been received.

STAFF RECOMMENDATION:

In reviewing the application, Staff identified that the 2024 Comprehensive Plan categorizes the subject property as a Mixed Use Community/Corridor future place type. This place type allows for a variety of acceptable zoning classifications, including the requested C1, Neighborhood Commercial.

It is important to note that this place type is intended to provide flexibility towards development with a preference for complete neighborhoods, which includes integration of commercial and residential uses. Therefore, Staff recommends that the Planning and Zoning Commission follow the direction of the 2024 Comprehensive Plan and recommend a zoning that allows for the integration of residential and commercial uses.

ATTACHMENTS:

1. Z-2511_Public Hearing Map_Zoning
2. Z-2511_Landuse Map
3. Z-2511_Mailing Labels
4. Z-2511- Development Review Comments
5. Z-2511-APPLICATION WITH SURVEY

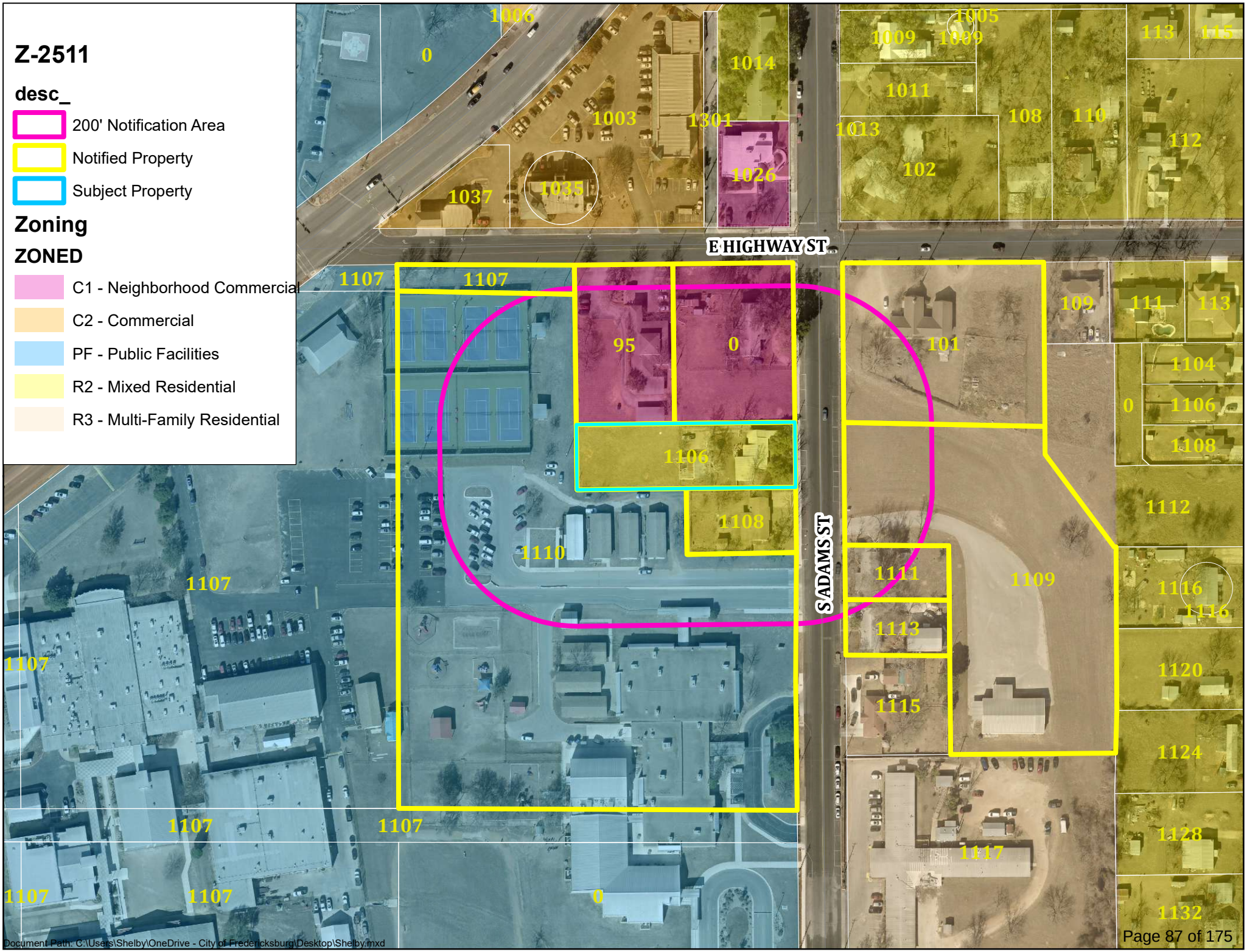
APPROVAL/REVIEW:

Date: June 24, 2025

Shelby Collier, Senior Planner

Date: June 24, 2025

William McKamie, City Attorney


Z-2511
desc_
200' Notification Area
Notified Property
Subject Property
Zoning
ZONED
C1 - Neighborhood Commercial
C2 - Commercial
PF - Public Facilities
R2 - Mixed Residential
R3 - Multi-Family Residential
E HIGHWAY ST
S ADAMS ST
1006
0
1014
1003
1301
1026
1037
1035
1009
1005
1009
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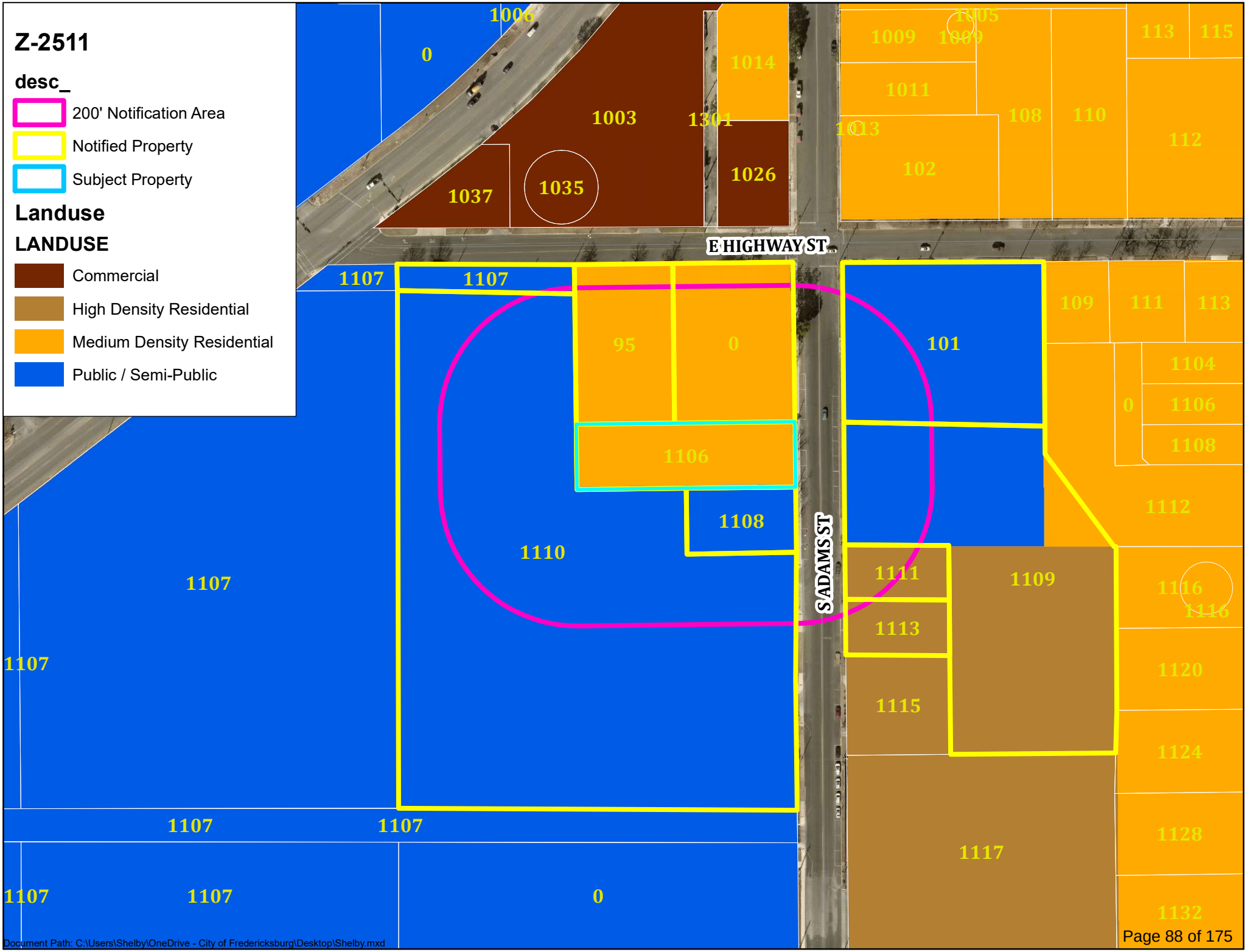
Z-2511
desc_
200' Notification Area
Notified Property
Subject Property
Landuse
LANDUSE
Commercial
High Density Residential
Medium Density Residential
Public / Semi-Public
E HIGHWAY ST
S ADAMS ST
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1003
1301
1014
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1005
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KARLA LAWRENCE
P.O.BOX 2542
FREDERICKSBURG, TX 78624

RONALD MILLER
1113 S ADAMS
FREDERICKSBURG, TX 78624

MARIA ROBLES
1111 S ADAMS
FREDERICKSBURG, TX 78624

FBG IND SCHOOL DISTRICT
234 FRIENDSHIP LANE
FREDERICKSBURG, TX 78624

HIGHWAY ST MOB LTD
1401 COUNTRYSIDE BEND
FREDERICKSBURG, TX 78624

TEXAS ASSOC OF 7TH DAY ADVENTISTS
P.O. BOX 800
ALVARADO, TX 76009

HARRIET CRENWELGE
1108 S ADAMS
FREDERICKSBURG, TX 78624

SONS OF HERMANN LODGE # 41
323 W MULBERRY
FREDERICKSBURG, TX 78624

FRANCES LINDEMANN
1113 THIELE LANE
FREDERICKSBURG, TX 78624

Z-2511

June 9, 2025

Romney Kowert
Kowert Real Estate
rkowert@yahoo.com

RE: Z-2511 – Review Comments for the Review of Land Use and Zoning Change for 1106 South Adams

Dear Applicant,

Project will require consideration by the Planning and Zoning Commission scheduled for **Wednesday, July 2, 2025,** at 2818 US 290 East (HEB Room at the former University Center – City Hall East Campus), please have a representative present at the meeting.

The project will also require consideration by City Council on **Tuesday, July 15, 2025**, at 2818 US 290 East (HEB Room at the former University Center – City Hall East Campus), please have a representative present at the meeting.

Please review the following comments and address appropriately. Please provide a written response as to how the items are addressed by **Monday, June 16, 2025.**

Plans will not be reviewed or considered without a response sheet.

- The 2024 Comprehensive Plan identifies this area with a Mixed-Use Community or Corridor Place Type which is intended to provide flexibility towards development and preference for complete neighborhoods with integrated commercial and residential uses.
    - Outparcels located along arterial and collector roadways should be developed and connected to serve the internal streets.
    - Appropriate existing zoning districts include R2, R3, R5, C1, M3, MU, MU2

Please return the revised plans along with your written response as to how the comments have been addressed by **Monday, June 16, 2025.** Please feel free to contact me with any comments or questions, jmusgrove@fbgtx.org and I will be happy to assist you.

Jan Musgrove

Jan Musgrove
Planner 1

THENCE South 00°50'30" East a distance of 95.65 feet along the west line of said South Adams Street and the east line of said 2.5 acre tract to a mag nail set in concrete for the northeast corner of that certain tract recorded in Volume 84, Page 312 of said Deed Records and further described in Volume 76, Page 422 of said Deed Records and the southeast corner hereof;

THENCE South 89°01'23" West a distance of 320.04 feet crossing said 2.5 acre tract along the north line of said tract recorded in Volume 84, Page 312 and the north line of said 1.4229 acre tract to a 1/2 inch iron rod set in the east line of said 60 foot wide road for a corner of said 1.4229 acre tract and the southwest corner hereof;

THENCE North 00°50'30" West a distance of 95.65 feet crossing said 2.5 acre tract along the east line of said 1.4229 acre tract and the east line of said 60 foot wide road to the POINT OF BEGINNING containing 0.703 acres of land, more or less, and as shown on certified plat herewith.

Note: Bearings, distances and acreage shown hereon are Grid, NAD 83, Texas Central Zone 4203 and are derived from GPS techniques. A "1/2 inch iron rod set" is a 1/2 inch rebar with plastic cap marked "Searchers RPLS 6275" and a "mag nail set" is a mag nail with washer marked "Searchers RPLS 6275".

Surveyed by;

Abraham J. Leamons
Registered Professional Land Surveyor #6275
Date: May 16, 2025
Job# 25-7541

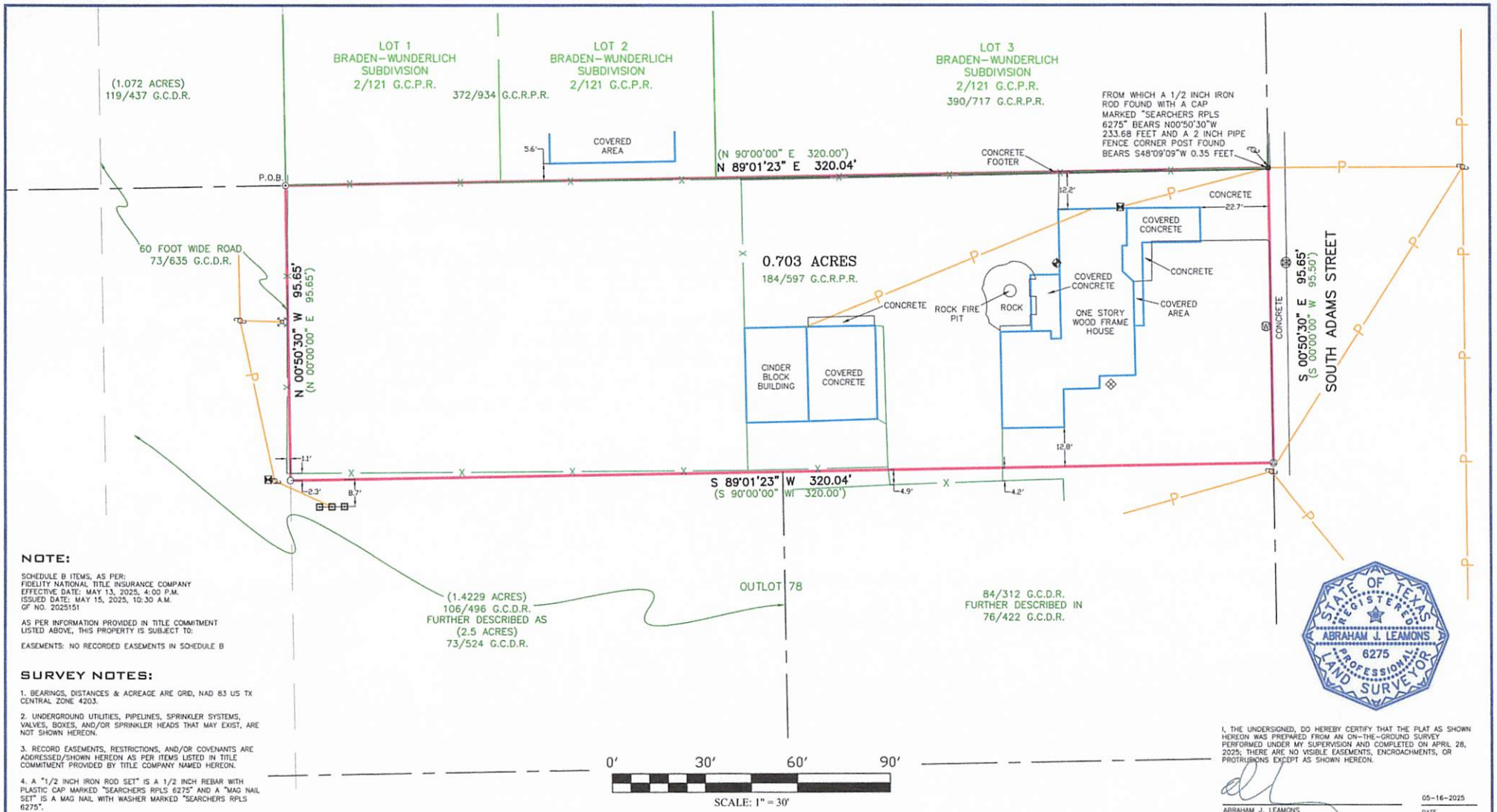
STATE OF TEXAS
REGISTERED
ABRAHAM J. LEAMONS
6275
PROFESSIONAL
LAND SURVEYOR

SEARCHERS
SURVEYORS | CONSULTANTS
MASON | FREDERICKSBURG
4585 OLD PONTOTOC ROAD, MASON, TEXAS 76856
720 MUSTANG STREET, FREDERICKSBURG, TEXAS 78624
830-383-1211 | F-10193966 | SEARCHERS.NET

LEGAL DESCRIPTION: Being 0.703 acres of land and being a portion of Outlot 78 in the City of Fredericksburg, Gillespie County, Texas as shown on the Map of Fredericksburg, Texas and Environs by the German Emigration Company and being all of that certain tract described in Volume 184, Page 597 of the Real Property Records of Gillespie County, Texas; Said 0.703 acre tract being more particularly described as follows and as surveyed under the supervision of Searchers in April 2025:

BEGINNING at a 1/2 inch iron rod found in the east line of that certain 60 foot wide road described in Volume 73, Page 635 of the Deed Records of Gillespie County, Texas and the north line of that certain 2.5 acre tract described in Volume 73, Page 524 of said Deed Records, for the southeast corner of that certain 1.072 acre tract described in Volume 119, Page 437 of said Deed Records, the southwest corner of Lot 1 of the Braden-Wunderlich Subdivision in the City of Fredericksburg, Gillespie County, Texas as shown on plat recorded in Volume 2, Page 121 of the Plat Records of Gillespie County, Texas, the southwest corner of that certain tract described in Volume 372, Page 934 of said Real Property Records, the northeast corner of that certain 1.4229 acre tract recorded in Volume 106, Page 496 of said Deed Records and further described as said 2.5 acre tract, and the northwest corner hereof;

THENCE North 89°01'23" East a distance of 320.04 feet along the south line of said Lot 1, the south lines of Lot 2 and Lot 3 of said Braden-Wunderlich Subdivision, the south line of said tract described in Volume 372, Page 934, the south line of that certain tract described in Volume 390, Page 717 of said Real Property Records, and the north line of said 2.5 acre tract to a calculated point in the west line of South Adams Street, for the southeast corner of said Lot 3, the southeast corner of said tract described in Volume 390, Page 717, the northeast corner of said 2.5 acre tract, and the northeast corner hereof, and from which a 1/2 inch iron rod found with a cap marked "Searchers RPLS 6275" at the intersection of the west line of said South Adams Street and the south line of East Highway Street, for the northeast corner of said Lot 3 and the northeast corner of said tract described in Volume 390, Page 717 bears North 00°50'30" West a distance of 233.68 feet and a 2 inch pipe fence corner post found bears South 48°09'09" West a distance of 0.35 feet;



NOTE:

SCHEDULE B ITEMS, AS PER:
FIDELITY NATIONAL TITLE INSURANCE COMPANY
EFFECTIVE DATE: MAY 13, 2025, 4:00 P.M.
ISSUED DATE: MAY 15, 2025, 10:30 A.M.
GF NO. 2025151

AS PER INFORMATION PROVIDED IN TITLE COMMITMENT LISTED ABOVE, THIS PROPERTY IS SUBJECT TO:

EASEMENTS: NO RECORDED EASEMENTS IN SCHEDULE B

SURVEY NOTES:

1. BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX CENTRAL ZONE 4203.

2. UNDERGROUND UTILITIES, PIPELINES, SPRINKLER SYSTEMS, VALVES, BOXES, AND/OR SPRINKLER HEADS THAT MAY EXIST, ARE NOT SHOWN HEREON.

3. RECORD EASEMENTS, RESTRICTIONS, AND/OR COVENANTS ARE ADDRESSED/SHOWN HEREON AS PER ITEMS LISTED IN TITLE COMMITMENT PROVIDED BY TITLE COMPANY NAMED HEREON.

4. A "1/2 INCH IRON ROD SET" IS A 1/2 INCH REBAR WITH PLASTIC CAP MARKED "SEARCHERS RPLS 6275" AND A "MAG NAIL SET" IS A MAG NAIL WITH WASHER MARKED "SEARCHERS RPLS 6275".

5. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

STATE OF TEXAS
REGISTERED
ABRAHAM J. LEAMONS
6275
PROFESSIONAL
LAND SURVEYOR

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON WAS PREPARED FROM AN ON-THE-GROUND SURVEY PERFORMED UNDER MY SUPERVISION AND COMPLETED ON APRIL 28, 2025; THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS, OR PROTRUSIONS EXCEPT AS SHOWN HEREON.

ABRAHAM J. LEAMONS
REGISTERED PROFESSIONAL LAND SURVEYOR #6275

05-16-2025
DATE

SEARCHERS
SURVEYORS | CONSULTANTS
MASON | FREDERICKSBURG
4585 OLD PONTOTOC ROAD, MASON, TEXAS 76856
720 MUSTANG STREET, FREDERICKSBURG, TEXAS 78624
830-383-1211 | F-10193966 | SEARCHERS.NET

LEGEND:

- BOUNDARY LINE
- ADJOINER LINE
- LOT LINE
- BURIED UTILITY LINE
- OVERHEAD UTILITY LINE
- FENCE
- PIPE FENCE CORNER POST FOUND
- WOOD FENCE CORNER POST FOUND
- POINT
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- 3/8" IRON ROD FOUND
- IRON PIPE FOUND
- 120D NAIL FOUND
- MAG NAIL SET
- CONCRETE MONUMENT FOUND
- BENCH MARK
- PEDESTAL
- UTILITY POLE
- GUY
- ELECTRIC METER
- BURIED CABLE SIGN
- GAS METER
- AIR CONDITIONER
- ELECTRICAL PANELS
- MAILBOX
- SEWER MANHOLE
- SEWER CLEANOUT
- SEPTIC TANK
- WATER WELL
- WATER METER
- FIRE HYDRANT
- AS MARKED

U.E. – UTILITY EASEMENT
B.L. – BUILDING SETBACK LINE
(BRG.–DIST.) – RECORD CALL
P.O.B. – POINT OF BEGINNING
G.C.P.R. – GILLESPIE COUNTY PLAT RECORDS
G.C.D.R. – GILLESPIE COUNTY DEED RECORDS
G.C.O.P.R. – GILLESPIE COUNTY OFFICIAL PUBLIC RECORDS
G.C.R.P.R. – GILLESPIE COUNTY REAL PROPERTY RECORDS

TITLE SURVEY

0.703 ACRES BEING A PORTION OF OUTLOT 78 IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS AS SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY.

REFERENCE: HIGHWAY ST. MOB, LTD — JOB NO. 25-7541
ADDRESS: 1106 S. ADAMS STREET — REV. 0 — DRAWN BY: NJA

May 1, 2025

To Whom it may concern:

My name is Karla B. Lawrence. I own the home and property located at 1106 S. Adams here in Fredericksburg Texas. I am requesting a land use change and a zoning change on this property.

I am asking for a change of zoning from R-2 to C-1. I am also requesting a land use change from multi family to commercial.

I am requesting this for the reason that my neighbor Dr. Michael Braden is wanting to purchase this property and he would like it to have the above zoning and land use change to correspond with his property.

Thank you for your time.

Karla B. Lawrence

Karla B Lawrence

I hereby acknowledge that the items listed above are included with this submittal and that any items not included with this application will result in this application being deemed incomplete and returned without review or scheduled for the upcoming meeting dates.

Owner/Agent: Karla B Rode Lawrence

Date: 5-14-2025

Printed Name: KARLA B. RODE LAWRENCE

C. Applicant/Owner Information - Property Owner

Owner Name: KARLA B. RODE LAWRENCE

Owner Address: P.O. Box 2542, FREDERICKSBURG TX 78624

Owner Phone Number: 830-889-2000

Owner Email Address: krodelawrence@gmail.com

D. Applicant

Applicant Name: S.A.A. Romney Kowert

Applicant Address: P.O. Box 47 FBG Tx 78624

Applicant Phone Number: 830-889-3199

Applicant Email Address: RKowert@yahoo.com

Applicant's Signature

I hereby certify that the information supplied with this application is true and correct, and that the paper and electronic copies of the materials submitted are consistent with each other, to the best of my knowledge. I also certify, if I am not the owner, that I have authorization from the owner to act on his/her behalf.

Signature: Karla B Rode Lawrence

Printed Name: Karla B Rode Lawrence

Staff Use Only Application Number: Z 2511 Date: 5/19/25

CH # 0461 $1,400 00

Zoning Application

City of Fredericksburg – Development Services Department

126 W. Main St, Fredericksburg, TX 78624

A. Project Information

Project Name: LAWRENCE

Project Address: 1106 S ADAMS

Property Tax ID Numbers: #25137

B. Application Type: Appendix A – Fee Schedule

- [ ] Voluntary Annexation - $750.00
- [ ] Conditional Use Permit - $500.00
- [x] Land Use Change - $300.00
- [x] Zoning Change - $600.00
- [ ] Amendment to existing PUD - $500.00
- [ ] Creation of PUD - $750.00
- [x] DRC Review Comments - $250

❖ *All applicants will be charged the following fees for the required Public Hearing notifications.*

- [x] *Public Hearing Newspaper - $150.00*
- [x] *Public Hearing 200 ft notification letter - $100.00*

PLANNING AND ZONING COMMISSION AGENDA MEMO

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Shelby Collier, Senior Planner
MEETING DATE: July 2, 2025 **SECTION:** PUBLIC HEARING **ITEM:** D.

CAPTION: **Request Z-2513:** By P.V. McMinn with Nuvista Development LLC, to Consider a Site Plan and Conditional Use Permit per Sec. 3.200 for a Condominium and Townhome Use for Property Located at 1032 South Milam Street.

i Presentation by the Applicant
ii Presentation by the Staff
iii Hold Public Hearing
iv Take Action on the Conditional Use Permit

SUMMARY:
This development previously obtained a Conditional Use Permit for Condominiums and Townhomes in 2021 with conditions that included the requirement to obtain a Subdivision Waiver for the length of Crestview Circle, approval of a Site Plan and Plat, and the addition of sidewalks to connect the residential uses to commercial uses as well as review of the existing residence to determine historical significance. As the development did not start construction within 2 years as required by **Sec. 5.481**, the Conditional Use Permit has expired. The applicant has since returned and submitted a Site Plan and Conditional Use Permit application requesting permission to construct a mixed-use development that would include Condominiums and Townhomes.

The proposed development would include two lots, Lot 1R-2 which focuses on the development of Condominiums to include 32 units in 4, 2-story buildings totaling 32,000 sq ft. The Residential Condominium would provide amenities such as a tennis court, community center and pool as well as covered parking. In addition, a Professional Office building is proposed on the eastern portion of the lot. There are discrepancies regarding the size of the building. It states 9,500 sq ft but in the legend, it references a 19,000 sq ft, 2-story, Professional Office building.

Lot 1R-1 focuses on the development of Townhomes to include 21 lots as well as a 11,600 sq ft, 2-story, Professional Office Building as well as the existing residence, which appears to have a square footage of 4,989 but the height of the structure is unknown. Staff pulled the square footage from Gillespie County CAD.

There are small discrepancies in the plan sets regarding parking, building heights, landscaping and screening and the existing residence. Staff will provide greater detail of the discrepancies in the Review Criteria.

BACKGROUND:
Lot 1R-2 Development Review

Site Area: 7.23 Acres - 314,939 sq ft

Zoning: **C1, Neighborhood Commercial**

Building Coverage: 15% Proposed (45,370 sq ft) 50% (Maximum)

Impervious Coverage: 44% Proposed (138,531sq ft) 70% (Maximum)

Heights: 3-Stories Proposed - 3-Story Maximum (the plans state a maximum of 2-stories, but reference 36 ft, resulting in 3-stories, not 2)

Access: 2 access points are proposed onto Keller Crossing Drive. 1 will be a shared access point for Lot 1R-1 and is 46 ft wide road called Highland Boulevard. The other is a 36 ft wide drive-isle.

Parking: 1 space per unit plus 1 per guest is required for the Condominium use, resulting in 64 required spaces plus Community Recreation, which requires 1 space per 5 persons capacity. The applicant proposes a capacity of 50 persons, resulting in the need for 10 parking spaces. In addition, Professional Office use requires 1 parking space per 400 sq ft. The applicant chose to park at 1 per 300 sq ft resulting in the need for 63 spaces for the 19,000 sq ft building. The total required parking for Lot 1R-2 is **77** spaces and the applicant is proposing **207** spaces.

Landscape and Screening: Plans are required per Sec. 7.920 and should include One (1) tree per 75 LF required. Off-street parking should have ten (10) sq ft of interior landscaping for each parking space. A strip of land at least five (5) ft in depth located between the abutting right-of-way and the off-street parking areas or other vehicular area which is exposed to an abutting right-of-way shall be landscaped and include one (1) tree for each fifty (50) LF. In addition, a hedge wall, or other durable landscape barrier, of at least two (2) feet in height, shall be placed along the perimeter. Screening along the perimeter of the property is required per Sec. 7.940 (property line to the West) and screening of the dumpster is required per Sec. 7.980

Refuse: 4 dumpsters are proposed for the Condominium development and 1 dumpster is proposed for the Professional Office

Lot 1R-1 Development Review

Site Area: 7.02 Acres - 305,791 sq ft

Zoning: **C1, Neighborhood Commercial**

Building Coverage: 20% Proposed (60,720 sq ft) 50% (Maximum)

Impervious Coverage: 51% Proposed (154,956 sq ft) 70% (Maximum)

Heights: 3 Stories (32 ft) - 3-Story Maximum (the plans state a maximum of 2-stories for townhomes and 1-story for professional office building)

Access: Lot 1R-1 does not have its own acces, rather it shares 2 access points that are proposed onto Keller Crossing Drive. 1 is 46 ft-wide road called Highland Boulevard. The other is a 36 ft-wide

drive-isle.

Parking: 2 spaces per unit is required for the Townhome use (plus 2 spaces per unit if insufficient R.O.W exists to allow on-street parking), resulting in 84 required spaces. 0 are provided and shown on the site plan. In addition, Professional Office use requires 1 parking space per 400 sq ft. The applicant chose to park at 1 per 300 sq ft resulting in the need for 40 spaces for the 12,000 sq ft building. There is no use identified for the existing residence or a sq footage of the building. This would need to be parked as well. The total required parking for Lot 1R-1 is **124** spaces and the applicant is proposing **109** spaces.

Landscape and Screening: Plans are required per Sec. 7.920 and should include One (1) tree per 75 LF required. Off-street parking should have ten (10) sq ft of interior landscaping for each parking space. A strip of land at least five (5) ft in depth located between the abutting right-of-way and the off-street parking areas or other vehicular area which is exposed to an abutting right-of-way shall be landscaped and include one (1) tree for each fifty (50) LF. In addition, a hedge wall, or other durable landscape barrier, of at least two (2) feet in height, shall be placed along the perimeter. Screening along the perimeter of the property is required per Sec. 7.940 (property line to the West) and screening of the dumpster is required per Sec. 7.980

Refuse: 1 dumpster is provided for the Professional Office. No refuse information has been provided for the existing residence or the Townhomes.

Public Hearing: As part of the Public Hearing process, Staff must notify all property owners who own property within 200 ft of the subject tract. As of June 24, 2025, eleven letters of protest were received.

Sec. 5.460 - Review and Evaluation Criteria for Conditional Use Permits. Contains 13 items that must be considered when reviewing a Conditional Use Permit. please see the following:

Conformance with applicable regulations and standards established by the Zoning Regulations.

Compatibility with existing or permitted uses on abutting sites, in terms of building height, bulk and scale, setbacks and open spaces, landscaping and site development, access and circulation features.

Potentially unfavorable affects or impacts on other existing or permitted uses on abutting sites, to the extent such impacts exceed those which reasonably may result from use of the site for a permitted use.

Modifications (including variance from property development regulations) to the site plan which would result in increased compatibility, would mitigate potentially unfavorable impacts, would be necessary to conform to applicable regulations and standards and would protect the public health, safety, morals and general welfare.

Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonable and anticipated in the area; existing zoning and land uses in the area.

Protection of persons and property from erosion, flood or water damage, fire, noise, glare and similar hazards and impacts.

Location, lighting, and type of signs; the relation of signs to traffic control and adverse effect of signs

on adjacent properties.

Adequacy and convenience of off-street parking and loading facilities.

Determination that the proposed use is in accordance with the objectives of these Zoning Regulations and the purposes of the zone in which the site is located.

Determination that the proposed use will comply with each of the applicable provisions of these Zoning Regulations.

Determination that the proposed use and site development, together with any modifications applicable thereto, will be compatible with existing or permitted uses in the vicinity.

Determination that any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and to ensure compatibility of the proposed use with existing or permitted uses in the same district and the surrounding area.

Determination that the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

In review of the 13 items outlined in the Review Criteria, Staff has concerns that the development as proposed does not provide for the safety and convenience of pedestrian and vehicular traffic. Crestview Circle has a length greater than 500 ft and provides a cul-de-sac rather than extending connectivity. These issues would require a Subdivision Waiver and approval by the Planning and Zoning Commission. If approved, the development may not have more than 15 residential lots created along this street. The Comprehensive Plan is clear that safer mobility for all users (vehicular, pedestrian and bicycle) is important and the streets and drive-isles as proposed do not provide mobility for all pedestrians as the development lacks sidewalks and there is no consideration for bicyclists. As this is a mixed-use development, these items should be taken into consideration. In addition, to mitigate potentially unfavorable impacts of the development, the applicant should provide additional screening in the form of a landscape buffer for the residential subdivision to the west.

2024 Comprehensive Plan

In 2024 the City of Fredericksburg adopted a new Comprehensive Plan that provides direction for requested development. This document speaks specifically to 7 items including Mobility and Small-Town Sensitive Growth.

In reviewing Mobility, guiding principles and strategies are provided to ensure the safety of vehicular, bicycle and pedestrian connectivity. Recommendations include complete streets (sidewalks, bicycle lanes and typical roadway) to promote safer mobility for all users, as well as transportation improvements which prioritize the safety, comfort, and connectivity of pedestrians and cyclists and ensure ADA accessibility for the entire community.

In reviewing Small-Town Sensitive Growth, new framework is provided which aids the City of Fredericksburg in considering placemaking more holistically and on a larger scale, using place types which incorporate guidance for land use, transportation, site planning and design. Action G.1.A.5 states: e*stablish context-sensitive design regulations and guidelines that ensure the physical form of new and infill development is visually compatible with and contributes to the community's existing character and identity. Implement density-based maximum size limitations on developments.* Action

G.1.A1.7 states: *Establish good neighbor nuisance regulations to address higher density and mixed-use issues, reserving separated land use for a limited number of uses.*

STAFF RECOMMENDATION:

In reviewing the application, Staff referenced the C1 zoning ordinance, Conditional Use Permit Review and Evaluation Criteria as well as the Comprehensive Plan. As part of our review, Staff determined that the development as proposed does not provide for the safety and convenience of pedestrian and vehicular traffic. In addition, the proposed layout of Crestview Circle (which exceeds 500 ft in length and would require a Major Subidivison Waiver and limit the Townhome use to 15) directly boarders Lot 5 through 17 of the Windcrest community and ends in a cul-de-sac and does not provide connectivity to the new development or existing development to the west. This approach to development is not consistent with the Comprehensive Plan or the Review and Evaluation Criteria found in Sec. 5.460. In addition, the proposed plan does not take into consideration the existing resource that Staff suspects might be of historical significance, nor has the applicant worked with Staff to perform a satisfactory review of the existing structure. Parking also appears to be an issue as Lot 1R-1 is not sufficiently parked and currently has a parking deficit of 15 spaces.

Furthermore, as the purpose of the Conditional Use Permit process is to encourage broad public review and evaluation of site development features and operating characteristics in order to ensure adequate mitigation of potentially unfavorable impacts, Staff cannot recommend approval of the Conditional Use Permit as there is the possibility for too many unfavorable impacts that have not been addressed by the plan as presented.

ATTACHMENTS:

1. Z-2424 Public Hearing Map
2. Z-2424 Mailing Labels
3. Z-2513_ Review Comments_July Meetings
4. Z-2513 Response to Comments
5. Z-2513 Revised Site Plan
6. PROTEST - QUINDRY
7. PROTEST - SULTEMEIER
8. PROTEST - WALLACE GRACE
9. Z-2513 - HOPKINS - PROTEST
10. Z-2513- SOULE - PROTEST
11. Z-2513_QUINDRY-PROTEST_2ND COPY OF LETTER
12. Z-2513_SCHMIDT - PROTEST
13. Z-2513_WEINHEIMER-PROTEST
14. Z-2513-FROST-PROTEST
15. Z-2513-GERO-PROTEST
16. Z-2513-RUTLEDGE-PROTEST
17. Z-2518-HANNON-PROTEST
18. Z-2513 Zoning Application
19. 2021 City Council Memo

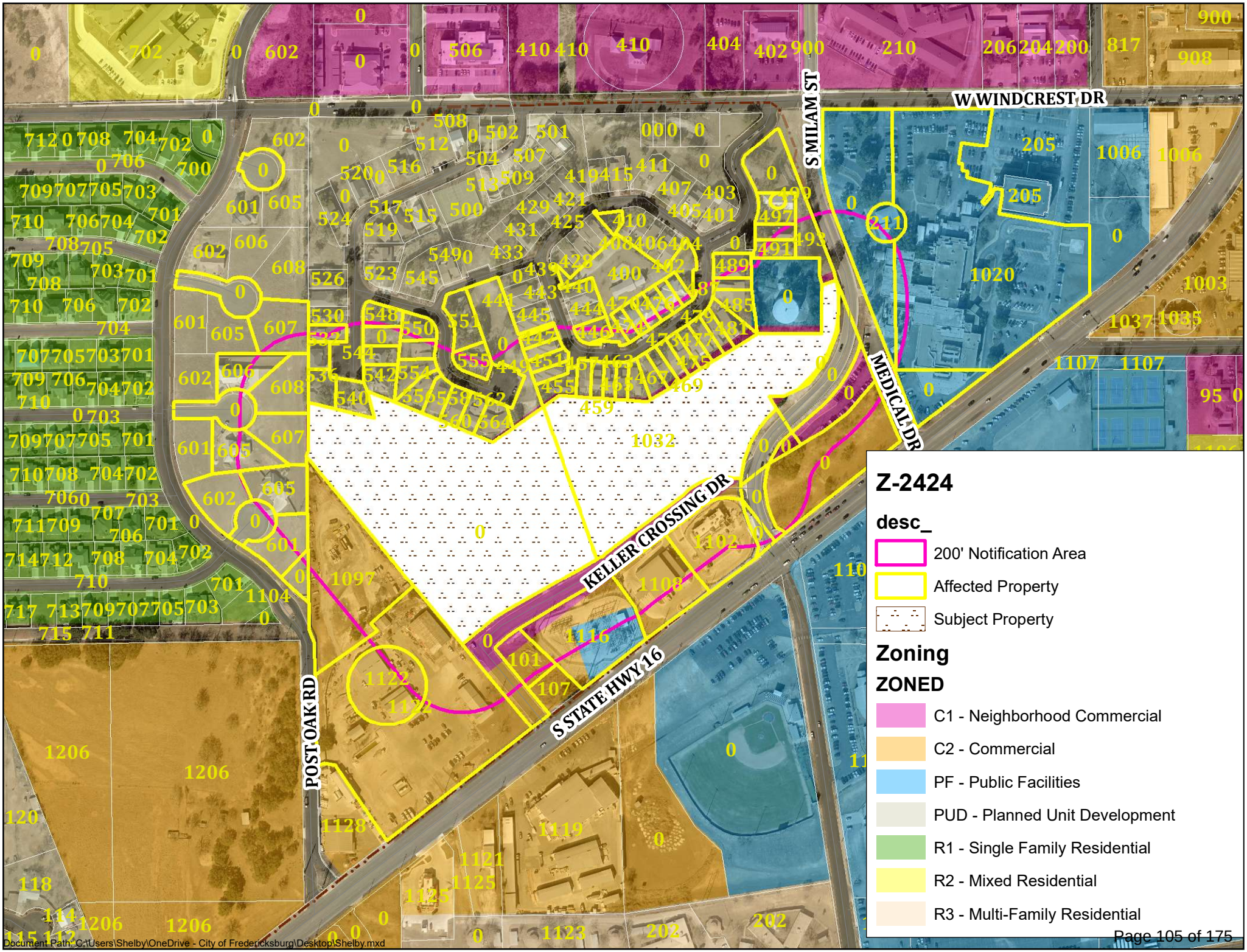
APPROVAL/REVIEW:

Date: June 24, 2025

Shelby Collier, Senior Planner

Date: June 24, 2025

William McKamie, City Attorney


W WINDCREST DR
S MILAM ST
MEDICAL DR
KELLER CROSSING DR
S STATE HWY 16
POST OAK RD
Z-2424
desc_
200' Notification Area
Affected Property
Subject Property
Zoning
ZONED
C1 - Neighborhood Commercial
C2 - Commercial
PF - Public Facilities
PUD - Planned Unit Development
R1 - Single Family Residential
R2 - Mixed Residential
R3 - Multi-Family Residential
Document Path: C:\Users\Shelby\OneDrive - City of Fredericksburg\Desktop\Shelby.mxd

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DOOLEY, MARGARET ADEL
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SAN ANTONIO, TX 78240

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QUINDRY
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RENICK, DEBORAH SUE
427 NIMITZ CIR
FREDERICKSBURG, TX 78624

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555 WINDING WAY
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SMITH, JERRY & JOAN SHARON
564 WINDING WAY
FREDERICKSBURG, TX 78624

WEHMEYER LIFE ESTATE
562 WINDING WAY
FREDERICKSBURG, TX 78624

BRANDON, NARDINE KIKUYO
560 WINDING WAY
FREDERICKSBURG, TX 78624

WILHITE, JAMES & PAMELA
419 SUMMIT CIR
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LEFTWICH, JOHN & ALLISON
550 WINDING WAY
FREDERICKSBURG, TX 78624

BALKAN, LILLI TRUST, THE ETAL
552 WINDING WAY
FREDERICKSBURG, TX 78624

FLEURY, RICHARD
548 WINDING WAY CT
FREDERICKSBURG, TX 78624

FINNELL, KAY FITZPATRICK
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WHITE, REVOCABLE TRUST
542 WINDING WAY CT
FREDERICKSBURG, TX 78624

KENNEDY, ROBERT & CAROLE
534 WINDING WAY CT
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PYLATE, PATRICK & MARLENE
532 WINDING WAY CT
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PO BOX 220 M/S D-140
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714 W LIVE OAK
FREDERICKSBURG, TX 78624

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PO BOX 729
DURANT, OK 74702

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2119 GALVESTON ST
LAREDO, TX 78043

JOHLE, RYAN & MOACA-ENE
4912 PLUM PEACH BEND
AUSTIN, TX 78723

JINGOIU LIVING TRUST
1275 WEATHERSFIELD WAY
SAN JOSE, CA 95118

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TAN, CHANGBIN & SUN, LI
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IRONBREAKER DEVELOPMENT
PO BOX 2526
FREDERICKSBURG, TX 78624

ENCHANTED WAY PROPERTY
SOLUTIIONS LLC
569 COWBOY TRL
FREDERICKSBURG, TX 78624

Z-2424

OAKS OF WINDCREST PROPERTY
OWNERS ASSOCATION INC
11844 BANDERA RD #466
HELOTES, TX 78023

METHODIST HEALTHCARE
ONE PARK PLAZA BLG 1
NASHVILLE, TN 37203

NUVISTA DEVELOPMENT LLC
4264 S JACKSON ST
SAN ANGELO, TX 76903

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ROESCH, RICHARD A & IRIS M
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GROSS, GERALD D & RHONDA
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481 SUMMIT CIR
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WALLACE, GRACE
479 SUMMIT CIR
FREDERICKSBURG, TX 78624

SPENCER, CARROLL & MOLLY
477 SUMMIT CIR
FREDERICKSBURG, TX 78624

RUSH, BARBARA
475 SUMMIT CIR
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DYCHES PROPERTIES LLC
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DOOLEY, MARGARET ADEL
459 SUMMIT CIR
FREDERICKSBURG, TX 78624

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HANNON, REVOCABLE TRUST
474 SUMMIT CIR
FREDERICKSBURG, TX 78624

WARREN, JESSE L & KELLEY J
472 SUMMIT CIR
FREDERICKSBURG, TX 78624

BC REVOCABLE LIVING TRUST
29440 ELK VIEW DR
STEAMBOAT SPRINGS, CO 80487

SANDERS, DONNA
493 SUMMIT CIR
FREDERICKSBURG, TX 78624

June 9, 2025

P.V. McMinn, Jr.
Via Email
pvmcminnjr@gmail.com

RE: Z-2513, Review Comments for the Conditional Use Permit request for 1032 S Milam, Keller Oaks.

Dear Applicant,

Project will require Planning and Zoning approval scheduled for **Wednesday, July 2, 2025**, at 2818 US 290 East (HEB Room at the former University Center – City Hall East Campus), please have a representative present at the meeting.

The project will also require consideration by City Council on **Tuesday, July 15, 2025**, at 2818 US 290 East (HEB Room at the former University Center – City Hall East Campus), please have a representative present at the meeting.

Please review the following comments and address appropriately. Please provide a written response as to how the items are addressed in addition to the revised Site plan by **Monday, June 16, 2025**.

Plans will not be reviewed or considered without a response sheet.

- Correct the Lot Sizes for Lot 1R-1 and 1R-2. They both read as 7.23 Acres (314,939 sq ft)
- Correct the Development Calculations for both lots given the need to update the lot size
    - Building Cover
    - Impervious Cover
    - ETC
- Provide density calculations based on bedroom counts by lot. **Per Sec. 3.200**
    - Example = 35, 1-bedroom units @ 3,000 sq ft per unit = 105,000 sq ft

- Please provide parking calculations and appropriate dimensions **Per Sec. 7.863**
- Add appropriate handicapped parking spaces in required locations and provide dimensions **Per Sec. 7.863**
- Location of loading facilities for both lots per Sec. 7.131
- Parking Lot lighting needs to be shown on the plan. Sec. 7.131
- Provide a note that all lighting will be compliant with Article XV – Outdoor Lighting. This includes parking lot lighting.
- Landscaping required Per. **Sec. 7.920** and should include One (1) tree per 75 LF is required. Off-street parking should have ten (10) sq ft of interior landscaping for each parking space. A strip of land at least five (5) ft in depth located between the abutting right-of-way and the off-street parking areas or other vehicular area which is exposed to an abutting right-of-way shall be landscaped and include one (1) tree for each fifty (50) LF. In addition, a hedge wall, or other durable landscape barrier of at least two (2) ft in height, shall be placed along the perimeter.
- Screening required per Sec. 7.940 & Sec. 7.980 to include a solid wood and/or masonry fence or wall at least 6 ft in height but not greater than 8 ft between the subject property and residentially zoned property to the East. All refuse collection must be screened.
- There is an existing residence on the site that is not shown on the plan. Staff has not approved its demolition and suspect it might possess historical significance. Staff will need to perform a site visit to determine the properties condition and value. This home is not listed on the City's inventory of Historical Structures, but due to its age, it may qualify for historic protection.
- The 2024 Comprehensive Plan identifies this property with a future place type of Mixed Use Community Corridor which is envisioned to be a well-planned walkable mixed-use area with a strong sense of place. These highly activated areas should include integrated residential, retail and small-scale employment uses.
    - Important characteristics include building relationship with the street, pedestrian movement, signage, street design and public gathering spaces.
    - Middle housing types such as townhomes, patio homes, cottage courts, urban lofts and apartments in walkable environments near commercial and open space.
    - High interconnectivity between uses and parcels is required internal to the site, both vehicular and pedestrian.
    - Buildings should be sited in close proximity to each other and well-connected via pedestrian pathways and sidewalks.

- Create mechanisms to properly consider infrastructure, community character, and economic impact of all new development (Small Town Sensitive Growth)
- Encourage neighborhood placemaking elements that add community character and support pride of ownership (pocket parks, street trees, art in public spaces, sidewalks, etc.) (N.1.A.6)
- Apply transportation improvements which prioritize safety, comfort, and connectivity of pedestrians and cyclists and ensure ADA accessibility for the entire community (Mobility)
- Invest in bike parking, street furniture and other elements that encourage walking and biking. Begin investments at key points of interest and community facilities (i.e, libraires, schools, parks, museums, shopping districts) (M.2.B.6)
- Subdivision Waiver (Major) required for block lengths exceeding 500 ft or 1,200 ft in length per **Subdivision Ordinance 6.06 D & E.**
    - Where no existing subdivision controls, the blocks should not be less than 500 feet in length. However, in cases where physical barriers, property ownership, or individual usage creates conditions where it is appropriate that these standards be varied then, upon approval by the Director of Development Services, the length may be increased or decreased to meet existing conditions, having due regard for connecting streets, circulation of traffic and public safety.
- As part of the previously approved CUP The Planning and Zoning Commission voted 7-0 to approve the CUP for Townhomes & Condominiums with the condition that the project provides additional sidewalks in the development. **Sec. 7.131**

Please return the revised plans along with your written response as to how the comments have been addressed by Monday, June 16, 2025. Please feel free to contact me with any comments or questions, and I will be happy to assist you.

For information regarding these comments please contact Jan Musgrove with Development Services at 830-990-2079 or jmusgrove@fbgtx.org

Jan Musgrove

Jan Musgrove
Development Review Committee (DRC)

NuVista Development, LLC's "Responses to Review Comments"
for the Conditional Use Permit request for 1032 S Milam, Keller Oaks
as received June 9, 2025

June 16, 2025

From : P.V. McMinn, Jr., Director of Operations
NuVista Development, LLC, &
Dale Sultemeier, P.E. / R.P.L.S.

RE: Z-2513 - Keller Oaks

Gentlemen:

P & Z's Review Comments and our responses on behalf of NuVista Development, LLC ("NuVista") are numbered in outline format as follows:

1. **Correct the Lot Sizes for Lot 1R-1 and 1R-2. They both read as 7.23 Acres (314,939 sq ft)**
   1.1. Lot sizes have been corrected;
2. **Correct the Development Calculations for both lots given the need to update the lot size**
   2.1. Development Calculations including Building Cover, Impervious Cover, etc,. have been corrected;
3. **Provide density calculations based on bedroom counts by lot. Per Sec. 3.200 - Example = 35, 1-bedroom units @** 3,000 sq ft per unit = 105,000 sq ft;
   3.1. Density calculations based on bedroom counts are provided in the Property Development Tables set forth on the Proposed Development Plan;
4. **Please provide parking calculations and appropriate dimensions Per Sec. 7.863;**
   4.1. Parking calculations and appropriate Dimensions Per Sec. 7.863 are provided in the Property Development Tables set forth on the Proposed Development Plan;
5. **Add appropriate handicapped parking spaces in required locations and provide dimensions Per Sec. 7.863;**
   5.1. Handicap parking spaces with dimensions were, and are, shown in the appropriate places on the Proposed Development Plan;
6. **Location of loading facilities for both lots per Sec. 7.131**
   6.1. Location of loading facilities for both lots per Sec. 7.131 were, and are, shown in the appropriate places on the Proposed Development Plan (See: Legend for Symbol);
7. **Parking Lot lighting needs to be shown on the plan. Sec. 7.131**
   7.1. Parking Lot lighting was, and is. shown in the appropriate places on the Proposed Development Plan (See: Legend for Symbol);
8. **Provide a note that all lighting will be compliant with Article XV – Outdoor Lighting. This includes parking lot lighting.**
   8.1. A note that all lighting will be compliant with Article XV – Outdoor Lighting, including parking lot lighting was, and is included in the Property Development Tables set forth on the Proposed Development Plan (See: Legend for Symbol);
9. **Landscaping required Per. Sec. 7.920 and should include One (1) tree per 75 LF is required. Off-street parking should have ten (10) sq ft of interior landscaping for each parking space. A strip of land at least five (5) ft in depth located between the abutting right-of-way and the off-street parking areas or other vehicular area which is exposed to an abutting right-of-way shall be landscaped and include one (1) tree for each fifty (50)LF. In addition, a hedge wall, or other durable landscape barrier of at least two (2) ft in height, shall be placed along the perimeter.**
   9.1. See "Landscaping & Screening" in the Property Development Tables set forth on the Proposed Development Plan. It states that "Landscaping will be in compliance with all code requirements as stipulated under Sec. 7.900", and that "A Detailed Landscape Plan Will Be Provided With Construction Documents";

10. **Screening required per Sec. 7.940 & Sec. 7.980 to include a solid wood and/or masonry fence or wall at least 6 ft in height but not greater than 8 ft between the subject property and residentially zoned property to the East. All refuse collection must be screened;**
    - ***10.1.*** *Screening required per Sec. 7.940 & Sec. 7.980 is shown along property lines and where applicable and around dumpsters on the Proposed Development Plan (See: Legend for Symbols);*

11. **There is an existing residence on the site that is not shown on the plan. Staff has not approved its demolition and suspect it might possess historical significance. Staff will need to perform a site visit to determine the properties condition and value. This home is not listed on the City's inventory of Historical Structures, but due to its age, it may qualify for historic protection.**
    - *11.1. The old house is uninhabitable by any stretch of the imagination and has not been livable by any normal person for years. t is inconceivable that the woman and her son that were staying there when NuVista purchased the property in 2021, they must have been destitute;*
    - *11.2. The main and oldest portion of the house is perhaps as much as four (4) feet below grade on the north side and will no doubt flood in storms;*
    - *11.3. The original house has been modified and added onto numerous times. The additions were ill planned, hence the floor below grade. No aspect of any of the house is desirable in the least. In addition, the various roofs have leaked and signs of termite infestation are visible throughout. Termites have consumed a portion of the back wall and it is open to the elements;*
    - *11.4. Most of the dimensional lumber used in the add-ons measures 1-1/2" in thickness. The standard dimensions of "2x" dimensional lumber were reduced to 1-1/2" in the 1970's.*
    - *11.5. If it would even be possible to repair and renovate the house at all, NuVista estimates that the cost could be exorbitant, perhaps north of a half million dollars, and still it would not be a desirable dwelling. Any investment in that house will result in diminishing returns.*
    - *11.6. As far as anyone knows, there is no record of anyone of historical significance, Sam Houston, Robert E. Lee, James Bowie, etc, ever having visited or spent the night there and nothing of historical significance ever occurred there;*
    - *11.7. As for its age being historical interest, who that comes to Fredericksburg would ever go out of their way to see it?*
    - *11.8. That anyone would allow the desire to force NuVista to keep that old house on such a valuable piece of property and jeopardize a beautiful development that the townspeople of Fredericksburg will be proud of is inconceivable. Moreover, to risk losing a golden opportunity to add perhaps as much as fifty to sixty million dollars to the city's tax base when Keller Oaks is completely developed is unfathomable.*
    - *11.9. If the old house was in the Historical District, and would appeal to tourists who might want a tour, that might be something to consider. However, it isn't, it doesn't, and it never will! NuVista prays that it will be allowed to demo the house to make way for something new and beautiful;*

12. The 2024 Comprehensive Plan identifies this property with a future place type of Mixed Use Community Corridor which is envisioned to be a well-planned walkable mixed use area with a strong sense of place. These highly activated areas should include integrated residential, retail and small-scale employment uses. ;
    - o Important characteristics include building relationship with the street, pedestrian movement, signage, street design and public gathering spaces.
    - o Middle housing types such as townhomes, patio homes, cottage courts, urban lofts and apartments in walkable environments near commercial and open space.
    - o High interconnectivity between uses and parcels is required internal to the site both vehicular and pedestrian;
    - o Buildings should be sited in close proximity to each other and well-connected via pedestrian pathways and sidewalks;
      - Create mechanisms to properly consider infrastructure, community character, and economic impact of all new development (Small Town Sensitive Growth);
      - Encourage neighborhood place making elements that add community character and support pride of ownership (pocket parks, street trees, art in public spaces, sidewalks, etc.) (N.1.A.6);

- Apply transportation improvements which prioritize safety, comfort, and connectivity of pedestrians and cyclists and ensure ADA accessibility for the entire community (Mobility);
  Invest in bike parking, street furniture and other elements that encourage walking and biking. Begin investments at key points of interest and community facilities i.e., libraries, schools, parks, museums, shopping districts (M.2.B.6);

12.1. In attempting to formulate a reasonable and thoughtful response to the foregoing collective of comments, I felt it necessary to research exactly what is meant by "Mixed Use Community Corridor". I came across an article on the subject posted by one John Adams, MS Environmental Studies in Environmental Science & Urban and Regional Planning, Baylor University (Graduated 1984). Mr. Adams' answer to: "How can cities encourage more mixed-use development in order to create more livable neighborhoods?" follows:

12.1.1. "The City of Austin has been trying to do this for the last 10 years at least. What generally stops it is single use zoning districts. (Often, office and retail can be combined, but that's about it.) The problem is that single use districts are the easiest form of zoning to enact and enforce. Mixed use zoning is complicated, and it's far too easy for unworkable and expensive requirements to be included in the district's regulations. About the only thing that's worked so far is combining first floor commercial (office and/or retail) with several floors of multifamily or townhouses. Developers, who are going to be financing and building whatever kind of project goes in, are almost universally very conservative in their approach to developing a tract. They know going in what they want, be it single family homes, multifamily, retail, office, or industrial, and many of those uses aren't particularly compatible with each other. They also don't like the requirement to provide "affordable" living units in mixed use, because it cuts into the salability of the completed project. <u>The only sort of "mixed use" that works well is a large tract that is divided into different uses, and is mixed use only when taken as a whole.</u>"

A footnote by the Texas Department of Licensing and Regulation" (TLDR):
"Cities are going to have to provide strong financial incentives for developers to create "true" mixed use development, and keep the requirements simple".....
.....Perhaps a point to consider?

12.2. A second answer to: "What is an example of mixed use development?"

12.2.1. Times Square New York is the easiest example to give. It has movie halls, restaurants and cafes, shopping hub and little inside the lanes residences. A mixed development is something which has everything in the same local area. Powai in Mumbai has all the above and schools and colleges and office spaces and residential apartments. Of course no movie hall but all the rest... hospital, schools and colleges and mini shopping mall and restaurants.

12.3. I submit that, to be successful, all such developments that I am aware of are in high density metropolitan settings with zoning ordinances that are apparently conducive to combining a broad range of uses such as commercial offices, retail, personal services, food & beverage facilities, lodging, and various types of entertainment venues, with middle housing such as townhomes & condominiums as well as dense multifamily and high rise properties. Las Colinas in Irving, TX seems a perfect example. Obviously, Keller Oaks, nor any other development in towns other than metropolitan cities, could possibly be expected to meet such criteria;

12.4. However, to a degree, Keller Oaks "as planned" is such a development, save and except it is not a " large tract" on a major traffic "corridor". It is a relatively small fourteen & one quarter (14¼) acre tract to ultimately be subdivided into perhaps seven (7) separate tracts for several different uses with infrastructure comprising; 1.) Townhomes; 2.) Condominiums; 3.) A Private Community Center & Pool reserved exclusively for Keller Oaks residents & their invited guests; 4.) Possibly two (2) Upscale Class "A" Office Buildings; and, 5.) Perhaps an additional commercial attraction at some point that would be attractive and greatly enhance the experience of life in the Keller Oaks neighborhood, as well as the community at large, provided that any such use might be allowed by the city. Many attractive and badly needed commercial uses are not currently permitted in C-1 Neighborhood Commercial Zones even with conditional use permits.

NuVista intends to develop Keller Oaks as a traditional "Mixed Use Development" and assures that will be at the pinnacle of premier upscale luxury subdivisions in Fredericksburg for many years to come. NuVista is not ignorant of the fact that, in order to be successful in its endeavor, Keller Oaks must to the fullest extent practicable incorporate many of the features mentioned as being characteristics typically associated with a Mixed Use Community Corridor, provided such features are compatible with the character envisioned for Keller Oaks.

12.5. NuVista believes that the arrangement of the buildings and the relative infrastructure situated on the side of Keller hill that comprises Keller Oaks is most favorable as currently designed. It naturally incorporates many of the attributes that staff suggests as being the essence of a Mixed Use Community Corridor such as:

12.5.1. Building relationships with the streets; internal pedestrian movement via sidewalks & thoughtful street design;

12.5.1.1. One appealing aspect of Crestview Townhomes and Hillside condominiums will be a luxurious maintenance free lifestyle with a view, coupled with the privacy afforded by being at the back of a destination subdivision devoid of through streets and fast traffic as opposed to living with thru traffic on a typical city street, i.e., if you're in the residential sections of Keller Oaks your there on purpose. Therefore, similar to Windcrest, the residential areas of Keller Oaks will intentionally not be conducive to public gatherings;

12.5.2. Crestview Townhomes and Hillside Condominiums are sited in a walkable environment in close proximity to the professional office buildings proposed in Keller Oaks along Keller Crossing, the available open spaces, and Burger King and 1st United Bank across Keller Crossing;

12.5.3. NuVista is firmly committed and financially obligated to incorporate any and all improvements, features, and amenities as may be practicable to assure that Keller Oaks is regarded among the foremost developments in Fredericksburg.

13. Subdivision Waiver (Major) required for block lengths exceeding 500 ft or 1,200 ft in length per Subdivision Ordinance 6.06 D & E.

o Where no existing subdivision controls, the blocks should not be less than 500 feet in length. However, in cases where physical barriers, property ownership, or individual usage creates conditions where it is appropriate that these standards be varied then, upon approval by the Director of Development Services, the length may be increased or decreased to meet existing conditions, having due regard for connecting streets, circulation of traffic and public safety.

13.1.1. Just prior to retirement in January of 2020, Brian Jordan approved my previous Application for CUP with the Crestview Circle cul-d-sac, being 770' long, and the twenty-one (21) "townhome lots" as designed, and scheduled the Application for a Zoom meeting with P & Z on February 5, 2021. To say Brian Jordan was quite thorough in his critique of my Application would be a gross understatement. Curiously, he made no mention as to any code limiting the number of "townhome lots" to fifteen (15);

13.1.2. Shortly after, while working with the new Planning Director, Jason Lutz, I was searching the code for information on street medians and came across Chapter 38 / Sec. 6. 12.G., , and saw "The Planning and Zoning Commission may approve a cul-de-sac street greater than five hundred (500) feet, <u>if the street is zoned or used for single-family residential development and no more than 15 single family lots are created along the street"</u>. I asked Mr. Lutz if this would impact my Application for Replat and he told me it would not because the code only applied to "single family lots" and not "townhome lots". Shortly after, Mr. Lutz recommended that P & Z, and later the City Council, approve my Application for Replat to subdivide Lot 1R- 1 into two (2) parcels, Lot 1R-1A comprising the twenty-one (21) "townhome lots" totaling 3.69 acres to comport with the approved CUP with the balance being Lot 1R-1B, 2.42 acres.

13.1.3. Inasmuch as neither Bryan Jordan nor Jason Lutz applied a limit to the number of townhome lots and, for some reason, it now comes into play, curiosity forced me to research the legal definitions of a Single Family Lot and a "Townhome Lot". It appears that that both Bryan Jordan and Jason Lutz were correct. The legal definition I found on "Law Insider" follows:

13.1.3.1. ***Law Insider:***

13.1.3.1.1. ***Single Family Lot*** *- A Single Family Lot shall refer to a platted lot on which there may be constructed only a single family detached or semi- attached dwelling unit;*

13.1.3.1.2. ***Semi-attached Dwelling Unit*** *- A semi-detached dwelling unit is a single-family duplex dwelling that shares one common wall with its neighbor. The name distinguishes this style of construction from detached houses, with no shared walls, and terraced houses, with a shared wall on both sides (i.e. Townhouses);*

13.1.3.2. Design criteria specified in the Code of Ordinances that differentiate Townhome Lots from Single Family Lots are:

13.1.3.2.1. Code Requirements:

		Townhome Lots	Single Family Lots
1.)	Minimum lot widths:.....	20'	70'
2.)	Minimum lot sizes	. 2,500 sf	8,000 sf
3.)	Maximum Building Length .... No group of attached townhome to exceed 200 '.....		N/A
4.)	Maximum Density: .... 3,600 sf/site area per dwelling unit		N/A
5.)	Units per Project/Lot ... . At least four connected units in each project		1
6.)	Fire walls	Required	N/A
7.)	Fire Sprinkler Systems	Required	N/A

13.1.3.2.2. Different Codes:
The design criteria for Townhome Lots and Single Family Lots is covered in the Code of Ordinances under completely separate codes;

13.1.3.2.3. An additional point to consider, Minimum Single Family Lot Widths;

Although the term "Single Family Lot" cannot be deemed to include Townhome Lots, the 15 lot limitation relative to granting an extension for a cul-d-sac stipulates that such an extension can only be granted for a maximum of fifteen (15) Single Family Lots;

" Single Family Lots". Fifteen (15) Single Family Lots at the minimum width of seventy feet (70') total 1,050 L.F, which would indicate a need to extend a cul-d-sac 550 L.F. beyond the 500 L.F. allowed length. At a more standard 100' lot width, the fifteen lots total 1,500 L F. Thaïs would require a cul-d-sac to be extended 1,000 L.F. beyond the 500' allowed length, which apparently City Subdivision Ordinance 6.12.G.1 will allow;

All twenty-one (21) Townhome Lots as proposed for Keller Oaks , including the three (3) 15' fire separations, as well as the lot radiuses around the cul-d-sac, combine for a total length of 827 L. F. Crestview Townhomes only requires the cul-d-sac to be extended 270' for a total of 770 L.F..

I.E., ... Fifteen Single Family Lots at the minimum width of 70' would require a cul-d-sac to be extended an additional 280 L.F. beyond the 770 L.F. that is required for Crestview Townhomes; Townhome Lots were not considered by the code writers.....

13.1.3.2.4. Obviously, Townhome Lots and Single Family Lots are altogether different, which is the reason that both Bryan Jordan and Jason Lutz did not lump the two together under the 15 lot limitation imposed on Single family Lots along an extended cul-de-sac by City Subdivision Ordinance 6.12.G.1. As Mr. Lutz told me, "that ordinance does not apply to Townhome Lots, Townhome Lots are different".

14. **As part of the previously approved CUP The Planning and Zoning Commission voted 7-0 to approve the CUP for Townhomes & Condominiums with the condition that the project provides additional sidewalks in the development. Sec. 7.131;**

14.1. Sidewalks were added prior to the previous approval referenced. The number of Townhome Lots previously approved was actually twenty-two (22). The current Application is for twenty-one Townhome Lots (21). Corresponding Civil Construction Plans are complete and were also approved by P & Z Staff in connection with the previous application. I, and the members of NuVista, pray that logic and good will prevails and our Application for CUP meets with staff's approval and is forwarded to the next P & Z Meeting w/ Staff's recommendation for approval as designed.

APPLICATION FOR SUBDIVISION WAIVER

Date": January 27, 2025

TO: City of Fredericksburg
Director of Planning and Development

APPLICANT:
On behalf of:
NuVista Development, LLC
By: P. V. McMinn, Jr., Director of Operations
805 N. Llano, Fredericksburg, TX 78624 (Fredericksburg Office)

RE: Keller Oaks, A Proposed 14.25 Acre Phased Mixed Use Development

Attn: Director of Development Services:

NuVista Development, LLC ("NuVista") respectfully requests a "Subdivision Waiver" be approved to permit a deviation in the maximum length of a cul-de-sac street in accordance with the City of Fredericksburg: Subdivision Ordinance; Subdivision Design Standards 6.06 - D & E, as follows:

Background:

Keller Oaks is a 14.25 Acre Phased Mixed Use Subdivision (the "Project") that has been planned for development on a 14.25 acre hillside at 1032 S. Milam Street, Fredericksburg, TX 78624 since early 2019 (the "Property").

The original developer, P. V. McMinn, Jr., first contracted to purchase the Property in February of 2019. NuVista Development, LLC was formed in November of 2020 to purchase and develop the Property, Zoned C-1-Neighborhood Commercial, with townhomes, condominiums, and professional office space.

In March of 2021, the Planning & Zoning Commission approved an "Application for Conditional Use Permit" ("CUP #1") as required to build townhomes on Lot 1R-1A ("Crestview Townhomes"); and, condominiums on Lot 1R-2 ("Hillside Condominiums").

Crestview Townhomes is designed to front along a proposed 733' cul-de-sac ("Crestview Circle"). Crestview Circle was previously approved as designed in connection with CUP #1; a "Re-plat" of Lot 1R-1 into Lot 1R-1A and Lot 1R-1B by Sultemeier Surveying & Engineering as presented to P & Z with a recommendation for approval by Staff on August 3, 2022 (the "Phase 1 Replat"); and, later by Assistant City Engineer, Evan Williamson, P.E., CFM, by way of "Civil Construction Plan Release Letter – Keller Oaks Phase 1" to Hewitt Engineering, Inc., Attn: John Hewitt, PE., dated March 22, 2023, which states "These civil construction plan documents will be released for construction contingent upon the following items: A.) Completion of a pre-construction meeting; B.) Approval of a landscape and sewer line maintenance agreement ("Sewer Line Maintenance Agreement"); and, 3.) Submittal of three (3) copies of the construction plans. Said Sewer Line Maintenance Agreement was submitted and finally approved by the City Attorney in July of 2023, some four (4) months after NuVista's Conditional Use Permit had supposedly expired, unbeknownst to NuVista.

NuVista's objective to develop Keller Oaks has not changed from its original intent to develop the Property in accordance with CUP #1; the corresponding "re-plat'; and, the approved "Civil Construction Plans for Keller Oaks Phase 1", as produced by Hewitt Engineering, Inc., dated 2/27/2023.

The Requested Subdivision Waiver:

Pursuant to City of Fredericksburg: Subdivision Ordinance; Subdivision Design Standards 6.06 - D & E, a Subdivision Waiver is necessary and justified to extend Crestview Circle due to steep topography on the east end of the Property. Steep topography precludes any possibility of incorporating a circuitous two-way street designed to serve the twenty-one (21) townhome lots. Furthermore, an intersection for Crestview Circle at South Milam Street is not possible. Therefore, in order for NuVista to achieve the highest and best use of the land, and panoramic views from the townhomes along the length of the crest of the hill, Crestview Circle as designed is the only viable alternative.

NuVista respectfully requests a Subdivision Waiver be granted to permit Crestview Circle to be extended an additional 233' beyond the maximum cul-de-sac length of 500', for a total of 733' as was previously approved. The twenty-one (21) Crestview Townhomes is "the key element" of the Project that makes the development of Keller Oaks feasible. Accordingly, Crestview Circle, as it appears in the previously approved Construction Plans, is fundamental to the development of CrestView Townhomes (Phase 1) and is therefore essential to the feasibility of the Keller Oaks development as a whole.

Under the circumstances in this particular case, NuVista believes that such Subdivision Waiver, if granted, will not be detrimental to the health, safety, morals, comfort and/or convenience, or be injurious or detrimental to the general welfare of the persons residing or working in the neighborhood or to the property and improvements in the neighborhood or to the general welfare of the city.

In conclusion, NuVista prays that the requested Subdivision Waiver be granted in order to help assure that this important upscale mixed use development can move forward as designed as soon as possible.

Very truly yours,

P. V. McMinn, Jr., Director of Operations
NuVista Development, LLC

PRELIMINARY SITE PLAN
FOR CONDITIONAL USE PERMIT:
LOT 1R-1 & LOT 1R-2 IN THE KELLER SUBDIVISION, A PLAT OF RECORD IN VOLUME 6, PAGE 88 OF THE GILLESPIE COUNTY PLAT RECORDS.

Property Address:
1032 S. Milam
Fredericksburg, TX 78624

Owner:
NuVista Development, LLC

Representative/Applicant:
On Behalf of:
NuVista Development, LLC
P. V. McMinn, Jr.
Director of Operations
805 North Llano
Fredericksburg, TX 78624 (Fredericksburg Office)
(325) 234-9424

PROPERTY DEVELOPMENT DATA -- LOT 1R-2
KELLER SUBDIVISION ~ *A MIXED USE DEVELOPMENT*

HILLSIDE CONDOMINIUMS

PROJECT DESCRIPTION:

REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW FOR THE CONSTRUCTION OF CONDOMINIUMS ON THE PROPERTY CURRENTLY ZONED C-1, NEIGHBORHOOD COMMERCIAL.

THIRTY-TWO (32) TW0 (2) BEDROOM CONDOMINIUM UNITS IN FOUR (4) EIGHT (8) UNIT BUILDINGS ("HILLSIDE CONDOMINIUMS") ARE TO BE SITED ON THE NORTHWEST PORTION OF LOT 1R-2, EAST OF AND ADJACENT TO ALLEN KELLER COMPANY. THE BUILDINGS WILL BE 2 STORY SINGLE FAMILY DWELLING UNITS. CONSTRUCTION WILL BE CONVENTIONAL WOOD FRAME WITH EXTERIOR FINISHES INCLUDING BUT NOT LIMITED TO STUCCO & LIMESTONE, ARCHITECTURAL PANELING, TRADITIONAL WOOD SIDING, GLASS, AND STANDING SEAM METAL AND SINGLE PLY (TPO) ROOFS.

ADDRESS: .... 1032 SOUTH MILAM

LEGAL DESCRIPTION: .... LOT NO. 1R-2, KELLER SUBDIVISION, SITUATED IN THE CITY OF FREDERICKSBURG , GILLESPIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 6, PAGE 88, PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.

ZONED: .... C - 1: NEIGHBORHOOD COMMERCIAL.

REQUEST FOR CONDITIONAL USE:.. "APPLICATION FOR CONDITIONAL USE PERMIT" TO BUILD CONDOMINIUMS.

LOT SIZE: .... **7.23 AC .... (314,939 SF)**

MINIMUM SETBACKS: .... **FRONT YARD** - 25 FEET ... . **PROPOSED:** 300 FEET TO EXISTING PROPERTY LINE
SIDE YARD -- 5 FEET ....**PROPOSED:** 10 FEET
REAR YARD -- 15 FEET ....**PROPOSED:** 40 FEET
ALL FRONT YARD, SIDE YARD, & REAR YARD SETBACKS WILL MEET OR EXCEED MINIMUM SETBACK REQUIREMENTS AS STIPULATED IN SEC. 7.610. :

MAX BUILDING HEIGHT : .... **3 STORIES**, 38 FEET ....**PROPOSED:** 2 STORIES, 25 FEET

PARKING: .... **REQUIRED:** 1 SPACE PER BR + 1 GUEST PER UNIT (3 x 32 = 96 SPACES) ....
PROPOSED: 116 SPACES – (20 SPACES AVAILABLE FOR COMMUNITY CANTER.`
ALL PARKING & DRIVEWAYS SHALL MEET OR EXCEED THE REQUIREMENTS AS STIPULATED UNDER SEC. 7.860

LIGHTING: ....STREET LIGHTING SHALL BE FICTURES AS PROVIDED BY FREDERICKSBURG ELECTRIC DEPARTMENT. ANY OTHER LIGHT FIXTURES SHALL BE SELECTED FROM APPROVED IDA LIST AND WILL BE COMPLIANT WITH ARTICLE XV, OUTDOOR LIGHTING. THE REQUIRED QUANTITY AND LOCATION OF LIGHT FIXTIRES WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS.

DENSITY SUMMARY ***(by Bedrooms Per Unit):***

TOTAL LAND AREA - LOT 1R-2 ....**314,939 SQ. FT.**

TYPE UNIT	# UNITS	REQ'D. SQ. FT. PER 2 UNIT	TOTAL REQ'D. AREA	% OF TOTAL LAND AREA
2 BEDROOM CONDO....	32	3,500 = ...	2.57 AC. (112,000 SF)	35.56%

MAXIMUM DENSITY ***(Sec.7.610.B.3):*** ...**REQUIRED:** 3,500 SF PER DWELLING UNIT x 32 UNITS = 112,000 SQ.FT......**33.56% Density**

BUILDING COVER: .... **MAXIMUM 50%** (177,180 SF) .... **PROPOSED:** 28,800 SF - **9.14%** of Total Land Area
CARPORRTS ....4 EA. @ 3,200 SF .... **PROPOSED:** 12,800 SF - **4.06%** " " " "
TOTAL BUILDING COVER **41,600 SF - 13.21%** " " " "
PAVING & SIDEWALKS .... **PROPOSED:** 60,568 SF - **19.23%** " " " "
TOTAL COVER : 102,168 SF - 32.44% of Total Land Area

IMPERVIOUS COVER:........................... **MAXIMUM 70%** (220,457.3 SF) .. **PROPOSED:** 102,168 SF - **32.44%**
Includes buildings, Carports & All Paving

LANDSCAPE & SCREENING: .... LANDSCAPE WILL BE IN COMPLIANCE WITH ALL CODE REQUIREMENTS AS STIPULATED UNDER SEC. 7.940 & SEC. 7.980 . SOME EXISTING TREES THAT MUST BE REMOVED FOR DEVELOPMENT OF THE PROPERTY MAY BE TRANSPLANTED IF POSSIBLE. OTHERWISE, NEW TREES AND SHRUBERY WILL BE PLANTED TO COMPLETE THE LANDSCAPE AS REQUIRED TO MEET OR EXCEED CODE. A DETAILED LANDSCAPE PLAN WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS. .
SCREENING WILL BE IN COMPLIANCE WITH CODE REQUIREMENTS AS STIPULATED UNDER SEC,. 5-425. - SCREENING REQUIREMENTS AND STANDARDS.

SEE: COMPILATION BELOW
ALL USES LOT 1R-2:.......................BUILDING COVER; IMPERVIOUS COVER; PERVIOUS COVER; AND, LANDSCAPE.

PRIVATE COMMUNITY CENTER

PROJECT DESCRIPTION:

A PRIVATE COMMUNITY CENTER W/ SWIMMING POOL & TENNIS COURT TO BE AVAILBLE EXCLUSIVELY TO RESIDENTS OF KELLER OAKS AND THEIR INVIED GUESTS. CURRENTLY ZONED C-1, NEIGHBORHOOD COMMERCIAL.

THE COMMUNITY CENTER IS TO BE SITED NEAR THE CENTER OF LOT 1R-1 JUST SOUTH OF AND ADJACENT TO HILLCREST CONDOMINIUMS.

THE BUILDING IS TO BE A ONE (1) STORY STRUCTURE CONSTRUCTED OF CONVENTIONAL WOOD FRAME OR STRUCTURAL STEEL. EXTERIOR FINISHES MAY INCLUDE BUT NOT LIMITED TO STUCCO & LIMESTONE, ARCHITECTURAL PANELING, TRADITIONAL WOOD SIDING, GLASS, AND STANDING SEAM METAL AND/OR SINGLE PLY (TPO) ROOF. . .

ADDRESS: .... 1032 SOUTH MILAM

LEGAL DESCRIPTION: .... LOT NO. 1R-2, KELLER SUBDIVISION, SITUATED IN THE CITY OF FREDERICKSBURG , GILLESPIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 6, PAGE 88, PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.

ZONED: .... C - 1: NEIGHBORHOOD COMMERCIAL.

LOT SIZE: .... **7.23 AC.... (314,939 SF)**

MINIMUM SETBACKS: .... **FRONT YARD** – 25 FEET........... **PROPOSED:** 280 FEET TO EXISTING PROPERTY LINE
SIDE YARD – 5 FEET .... **PROPOSED:** 210 FEET
REAR YARD – 15 FEET .... **PROPOSED:** 300 FEET
ALL FRONT YARD, SIDE YARD, & REAR YARD SETBACKS WILL MEET OR EXCEED MINIMUM SETBACK REQUIREMENTS AS STIPULATED IN SEC. 7.610. . :

MAX BUILDING HEIGHT : .... **3 STORIES**, 38 FEET .... **PROPOSED:** 1 STORY - 20 FEET MAXIMUM

PARKING / COMMUNITY RECREATION: .... **REQUIRED:** 10 SPACES (1 SPACE PER 5 PERSON CAPACITY)......... **PROPOSED:** 20 SPACES
Per: *2015 IBC – CHAPTER 3 – USE & OCCUPANCY CLASSIFICATION SEC. 303.1.1 – ASSEMBLY GROUP "B" – SMALL BLDG'S USED FOR ASS'Y PURPOSES – OCCUPANT LOAD OF LESS THAN 50 PERSONS CLASSIFIED AS "GROUP "B"" OCCUPANCY..................*
20 CONVENIENT SURPLUS CONDOMINIUM PARKING SPACES AVAILABLE FOR COMMUNITY CENTER "GUEST PARKING PER SEC. _____. ALL PARKING & DRIVEWAYS SHALL MEET OR EXCEED THE REQUIREMENTS AS STIPULATED UNDER SEC. 7.860

LIGHTING: .... STREET LIGHTING SHALL BE FICTURES AS PROVIDED BY FREDERICKSBURG ELECTRIC DEPARTMENT. ANY OTHER LIGHT FIXTURES SHALL BE SELECTED FROM APPROVED IDA LIST AND WILL BE COMPLIANT WITH ARTICLE XV, OUTDOOR LIGHTING. THE REQUIRED QUANTITY AND LOCATION OF LIGHT FIXTIRES WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS

DENSITY SUMMARY:

TOTAL LAND AREA - LOT 1R-1 ....**314,939 SQ. FT. / 7.23 AC**

BUILDING COVER: .... **MAXIMUM 50%** (157,469 SQ. FT.) ....**PROPOSED:** 3,620 SQ. FT - **1.15%** of Total Land Area

IMPERVIOUS COVER:
Total All Impervious Cover Including Building, Pool, Deck, Tennis Court, & Sidewalks .... **MAXIMUM 70%** (220,457 SQ. FT.) .... **PROPOSED:** 10,253 SQ. FT - **3.26%** of Total Land Area

PERVIOUS COVER: .... **PROPOSED:** 301,066 SQ. FT - **95.6%** of Total Land Area

LANDSCAPE & SCREENING: .... LANDSCAPE WILL BE IN COMPLIANCE WITH ALL CODE REQUIREMENTS AS STIPULATED UNDER SEC. 7.940 & SEC. 7.980 . SOME EXISTING TREES THAT MUST BE REMOVED FOR DEVELOPMENT OF THE PROPERTY MAY BE TRANSPLANTED IF POSSIBLE. OTHERWISE, NEW TREES AND SHRUBERY WILL BE PLANTED TO COMPLETE THE LANDSCAPE AS REQUIRED TO MEET OR EXCEED CODE.
A DETAILED LANDSCAPE PLAN WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS. . SCREENING WILL BE IN COMPLIANCE WITH CODE REQUIREMENTS AS STIPULATED UNDER SEC,. 5-425. - SCREENING REQUIREMENTS AND STANDARDS.

SEE: COMPILATION BELOW
ALL USES LOT 1R-2 :.................... TOTAL BUILDING COVER; IMPERVIOUS COVER; PERVIOUS COVER; AND, LANDSCAPE.

THE COLLONADE ~ A PROFESSIONAL OFFICE BUILDING

PROJECT DESCRIPTION:

THE COLLONADE IS TO BE A CLASS "A", TWO-STORY, INDOOR GARDEN ATRIUM, OFFICE BUILDING WITH CUSTOM OFFICE SPACES TO BE DESIGNED PRIMARILY FOR MEDICAL PROFFESSIONALS AND RELATED TENNANTS.

THE COLLONADE IS TO BE SITED ON THE SOUTH PORTION OF LOT 1R-2 W/ FRONTAGE ON KELLER CROSSING . .

THE BUILDING IS TO BE A TWO (2) STORY STRUCTURE CONSTRUCTED OF STRUCTURAL STEEL. EXTERIOR FINISHES MAY INCLUD BUT NOT LIMITED TO TILT UP AND OR PRE-CAST CONCRETE AND/OR STEEL FRAMED CURTAIN WALLS WITH EXTERIOR FINISHES THAT MAY INCLUDE STUCCO & LIMESTONE, ARCHITECTURAL PANELING, GLASS, AND A STANDING SEAM METAL AND/OR SINGLE PLY (TPO) ROOF SYSTEM. . .

ADDRESS: .... 1032 SOUTH MILAM

LEGAL DESCRIPTION: .... LOT NO. 1R-2, KELLER SUBDIVISION, SITUATED IN THE CITY OF FREDERICKSBURG , GILLESPIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 6, PAGE 88, PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.

ZONED: .... C - 1: NEIGHBORHOOD COMMERCIAL.

LOT SIZE: .... **7.23 AC.... (314,939 SF)**

MINIMUM SETBACKS: .... **FRONT YARD** -- 25 FEET ... . **PROPOSED:** 85 FEET TO EXISTING PROPERTY LINE
SIDE YARD -- 5 FEET .... **PROPOSED:** 140 FEET
REAR YARD – 15 FEET .... **PROPOSED:** 500 + FEET
ALL FRONT YARD, SIDE YARD, & REAR YARD SETBACKS WILL MEET OR EXCEED MINIMUM SETBACK REQUIREMENTS AS STIPULATED IN SEC. 7.610.

MAX BUILDING HEIGHT : .... **3 STORIES**, 38 FEET .... **PROPOSED:** 2 STORIES, 36 FEET MAXIMUM

PARKING: (1 SPACE PER 300 SQ. FT.). **REQUIRED:** 19,000 SF = 63 SPACES...... **PROPOSED:** 71 SPACES
ALL STANDARD & HANDICAP PARKING SPACES & DRIVEWAYS SHALL MEET OR EXCEED THE REQUIREMENTS AS STIPULATED UNDER SEC. 7.860.

LIGHTING: .... STREET LIGHTING SHALL BE FICTURES AS PROVIDED BY FREDERICKSBURG ELECTRIC DEPARTMENT. ANY OTHER LIGHT FIXTURES SHALL BE SELECTED FROM APPROVED IDA LIST AND WILL BE COMPLIANT WITH ARTICLE XV, OUTDOOR LIGHTING. THE REQUIRED QUANTITY AND LOCATION OF LIGHT FIXTIRES WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS

MAX BUILDING COVER: .... **50%** (157,470 SQ. FT.) .... **PROPOSED: 3.095%** (9,750 SQ. FT.)

MAX IMPERVIOUS COVER:.................. **70%** (220457 SQ. FT.) .... **PROPOSED: 13.9%** (43,833 SQ. FT.)

LANDSCAPE & SCREENING: .... LANDSCAPE WILL BE IN COMPLIANCE WITH ALL CODE REQUIREMENTS AS STIPULATED UNDER SEC. 7.940 & SEC. 7.980 . SOME EXISTING TREES THAT MUST BE REMOVED FOR DEVELOPMENT OF THE PROPERTY MAY BE TRANSPLANTED IF POSSIBLE. OTHERWISE, NEW TREES AND SHRUBERY WILL BE PLANTED TO COMPLETE THE LANDSCAPE AS REQUIRED TO MEET OR EXCEED CODE. A DETAILED LANDSCAPE PLAN WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS. .
SCREENING WILL BE IN COMPLIANCE WITH CODE REQUIREMENTS AS STIPULATED UNDER SEC,. 5-425. - SCREENING REQUIREMENTS AND STANDARDS.

SEE: COMPILATION BELOW
ALL USES LOT 1R-2:..................... ALL TOTALS FOR BUILDING COVER; IMPERVIOUS COVER (Including paved infrastructure), PERVIOUS COVER; AND, LANDSCAPE.

COMPILATION & GENERAL INFORMATION ~ LOT 1R-2

LOT SIZE - LOT 1R-1 - TOTAL ACREAGE .... 7.23 AC (314,939 SF)

TOTAL BUILDING COVER (MAXIMUM 50%):

CONDOMINIUMS - 32,000 SF / COMMUNITY CENTER - 3,600 SF / THE COLLONADE – 9,750 SF................1.04 AC (45,370 SF) - **14.52 %**

TOTAL COMBINED DENSITY

CONDOMINIUMS - 112,OOO SF (BY Bedrooms)
COMMUNITY CENTER. - 11,600 SF (By Footprint)
OFFICE BLD'G - - 19,500 SF (By Total Floor Area -2 Story)
Total Density ....3.29 AC (143,100 SF) - **45.44 %**

IMPERVIOUS COVER – PARKING LOTS & LANES, SIDEWALKS & PAVING: .

PARKING LOTS, LANES & SIDEWALKS - 28,568 SF
COMMUNITY POOL, POOL DECK & TENNIS COURT – 4,013 SF
PARKING LOTS, LANES & SIDEWALKS - 24,333 SF
STREETS – HIGHLAND BLVD, & HIGHLAND TERRACE - 36,247 SF .... 2.14 AC (93,161 SF) - **29.58 %**

TOTAL IMPERVIOUS COVER INCLUDING BUILDING COVER & CARPORTS: (MAXIMUM 70%) .... 3.18 AC (138,531 SF) - **43.99 %**

TOTAL PERVIOUS COVER: .... 2.46 AC (176,408 SF) - **56.01 %**

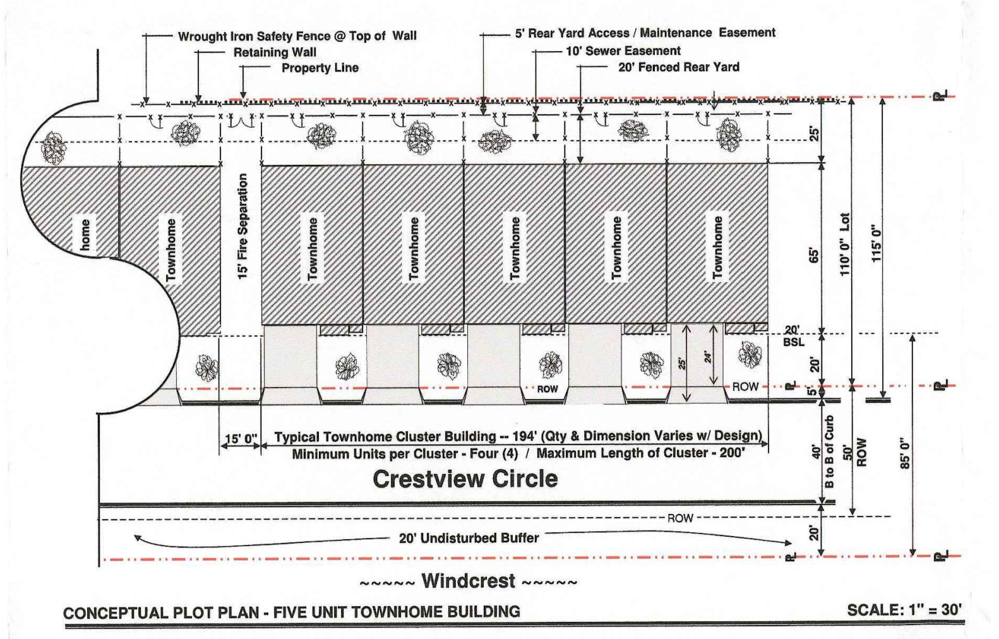
TOTAL LANDSCAPE AREA: .... 2.46 AC (176,408 SF) - **56.01 %**

GENERAL INFORMATION:

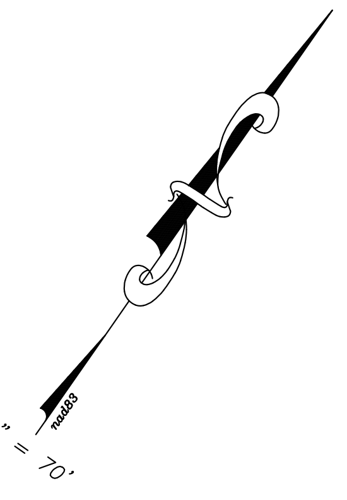
STREETS, PARKING LOTS, LANES & SIDEWALKS: ALL STREETS, LANES & PARKING AREAS WILL BE HOT MIX ASPHALT. SIDEWALKS TO BE CONCRETE.

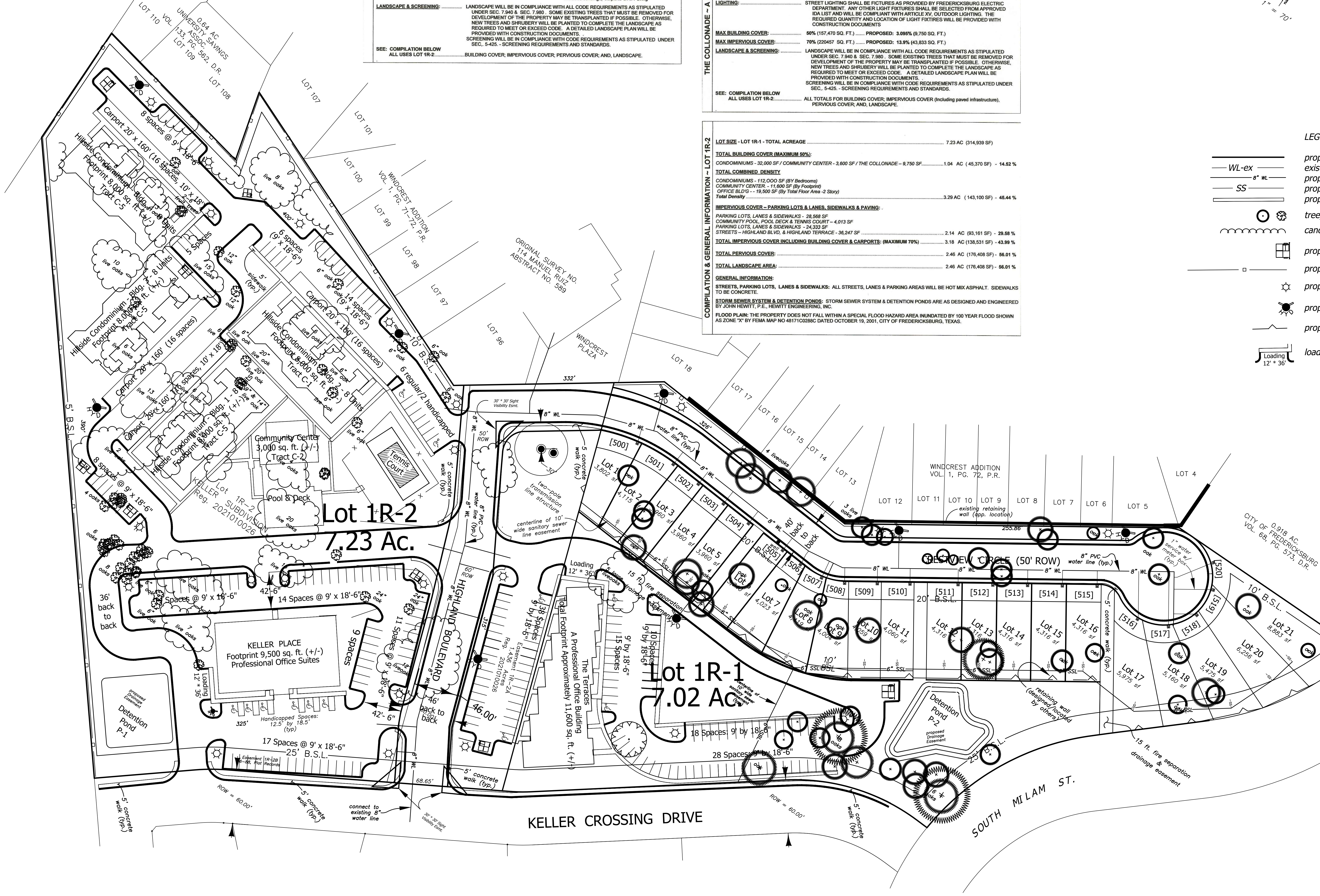
STORM SEWER SYSTEM & DETENTION PONDS: STORM SEWER SYSTEM & DETENTION PONDS ARE AS DESIGNED AND ENGINEERED BY JOHN HEWITT, P.E., HEWITT ENGINEERING, INC.

FLOOD PLAIN: THE PROPERTY DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100 YEAR FLOOD SHOWN AS ZONE "X" BY FEMA MAP NO 48171C0288C DATED OCTOBER 19, 2001, CITY OF FREDERICKSBURG, TEXAS.



CONCEPTUAL PLOT PLAN - FIVE UNIT TOWNHOME BUILDING SCALE: 1" = 30'





LEGEND

▬	*property line*
WL-ex	*existing water line*
8" WL	*proposed water line*
SS	*proposed sanitary sewer line*
▭	*proposed 5' concrete side walk*
⊙	*tree, as noted*
⌒⌒⌒	*canopy/drip line*
⊞	*proposed dumpster with fence/screening per COF code*
—□—	*proposed privacy fence/screening per COF code*
☼	*proposed light pole, lighting to be compliant with Art. XV, Outdoor Lighting*
● HYD	*proposed fire hydrant*
—^—	*proposed retaining wall*
Loading 12' * 36'	*loading facility*

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW. IT IS NOT TO BE USED FOR PERMITTING, BIDDING OR CONSTRUCTION.

Dale Allen Sultemeier, PE, RPLS
PE Registration No. 77092
RPLS Registration No. 4542
April, 2025

PRELIMINARY – THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

PROPERTY DEVELOPMENT DATA LOT 1R-1
KELLER SUBDIVISION ~ *A MIXED USE DEVELOPMENT*

CRESTVIEW TOWNHOMES

PROJECT DESCRIPTION:

- REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW FOR THE CONSTRUCTION OF TOWNHOMES ON THE PROPERTY CURRENTLY ZONED C-1, NEIGHBORHOOD COMMERCIAL.
- TWENTY-ONE (21) TOWNHOMES ("CRESTVIEW TOWNHOMES") ARE TO BE SITED ON THE NORTHERN PORTION OF LOT 1R-1 ALONG A NEW PROPOSED CUL-D-SAC STREET ("CRESTVIEW CIRCLE").
- CRESTVIEW TOWNHOMES WILL BE ARRANGED IN FOUR (4) SEPARATE, STAND-ALONE, CLUSTER BUILDINGS EACH NOT TO EXCEED 200' IN LENGTH OR COMPRISE LESS THAN FOUR (4) DWELLING UNITS EACH. (Sec. 7.610. - Townhouse and Condominium Standards. .
- THE INDIVIDUAL UNITS IN EACH SEPERATE CLUSTER BUILDING WILL BE EQUIPPED WITH FIRE SPRINKLER SYSTEMS AND SEPERATED FROM ADJOINING UNITS WITH 2 HR FIRE WALLS PER CURRRENT BUILDING & FIRE SAFETY CODES.
- THE TOWNHOMES WILL BE A SPLIT LEVEL DESIGN WITH 1 STORY FRONT ELEVATIONS FACING WINCREST AND 2 STORY ELEVATIONS FACING SOUTHWARD.
- CONSTRUCTION WILL BE CONVENTIONAL WOOD FRAME WITH EXTERIOR FINISHES INCLUDING BUT NOT LIMITED TO LIMESTONE VENEER, STUCCO, ARCHITECTURAL PANELING, TRADITIONAL, WOOD SIDING, GLASS, AND STANDING SEAM METAL AND SINGLE PLY (TPO) ROOFS.
- IT IS ANTICIPATED THAT A PORTION OF THE TOWNHOMES WILL BE PRE-SOLD AND THEREFORE CUSTOM DESIGNS WILL PERHAPS REQUIRE MINOR REPLATS TO REVISE LOT WIDTHS. .

ADDRESS: .... 1032 SOUTH MILAM

LEGAL DESCRIPTION: .... LOT NO. 1R-1, KELLER SUBDIVISION, SITUATED IN THE CITY OF FREDERICKSBURG , GILLESPIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 6, PAGE 88, PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.

ZONED: .... C - 1: NEIGHBORHOOD COMMERCIAL.

REQUEST FOR CONDITIONAL USE:........ "APPLICATION FOR CONDITIONAL USE PERMIT" TO BUILD TOWNHOMES.

LOT SIZE: .... **7.02AC .... (305,791 SF)**

MINIMUM SETBACKS: .... **FRONT YARD** – 25 FEET ... . **PROPOSED:** 85 FEET TO EXISTING PROPERTY LINE
INTERIOR SIDE YARD -- 7½ FEET ... **PROPOSED:** 7½ FEET x 2 = 15' FIRE SEPERATION BETWEEN SEPERATE CLUSTER BUILDINGS
REAR YARD -- 10 FEET .... **PROPOSED:** VARIES - 320' TO 80' TO 15'
ALL FRONT YARD, SIDE YARD, & REAR YARD SETBACKS WILL ULTIMATELY MEET OR EXCEED MINIMUM SETBACK REQUIREMENTS AS STIPULATED IN SEC. 7.610.

MAX BUILDING HEIGHT : .... **3 STORIES**, 38 FEET .... **PROPOSED:** 1 STORY NORTH ELEVATION 16' MAX
2 STORY SOUTH ELEVATION 26' MAX

BUILDING LENGTH:.................................. THE TOTAL LENGTH OF EACH OF FOUR (4) SEPERATE CLUSTER BUILDINGS SHALL NOT EXCEED THE 200' MAXIMUN BLDG LENGTH. :

PARKING .... **REQUIRED** -- 4 SPACES PER UNIT **PROPOSED:** 21 UNITS X 4 + 23 PARALLEL = 107+ SPCS
.ALL PARKING & DRIVEWAYS SHALL MEET OR EXCEED THE REQUIREMENTS AS STIPULATED UNDER SEC. 7.863 - TOWNHOMES - 4 SPACES PER DWELLING UNIT --
** SUFFICIENT ROW EXISTS TO ALLOW 23+ ADDITIONAL ON-STREET PARKING SPACES.

LIGHTING: .... STREET LIGHTING SHALL BE FIXTURES AS PROVIDED BY FREDERICKSBURG ELECTRIC DEPARTMENT. ANY OTHER LIGHT FIXTURES SHALL BE SELECTED FROM APPROVED IDA LIST AND WILL BE COMPLIANT WITH ARTICLE XV, OUTDOOR LIGHTING. THE REQUIRED QUANTITY AND LOCATION OF LIGHT FIXTIRES WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS.

DENSITY SUMMARY ***(by Type of*** **Unit - Sec. 7.610. - Townhouse** ***and Condominium Standards)***

TOTAL LAND AREA - LOT 1R-1 ....**305,791 SQ. FT.**

TYPE UNIT	# UNITS	REQ'D. SQ. FT. LAND PER UNIT	TOTAL REQ'D. AREA
3 BEDROOM	16	3,500 SF = ...	56,000 SQ. FT
4 BEDROOM	5 (?)	4,000 SF = ...	20,000 SQ. FT

TOTAL REQUIRED LAND AREA .... **76,000 SQ. FT** .... **24.85%** of Total Land Area

PROPOSED DENSITY ***(by Type of Unit - % OF Total Land Area)*** .... **24.13 % Density**

BUILDING COVER ***(Sec. 7.610***: .... **MAXIMUM 55 %** (173,216 SF).......... **PROPOSED:** 48,720 SF **- 14.84 %** of Total Land Area

IMPERVIOUS COVER ***(Sec. 7.61:***

Total All Impervious Cover

Including Buildings, Driveways & Street: ... **MAXIMUM 70 %** (220,457 SF)........... **PROPOSED:** 94,673 SF - **33.06 %** of Total Land Area

PERVIOUS COVER .... **PROPOSED:** 211, 118 SF - **67.04%** of Total Land Area

LANDSCAPED AREA .... **PROPOSED:** 211, 118 SF - **67.04%** of Total Land Area

LANDSCAPE & SCREENING: .... LANDSCAPE WILL BE IN COMPLIANCE WITH ALL CODE REQUIREMENTS AS STIPULATED UNDER SEC. 7.940 & SEC. 7.980 . SOME EXISTING TREES THAT MUST BE REMOVED FOR DEVELOPMENT OF THE PROPERTY MAY BE TRANSPLANTED IF POSSIBLE. OTHERWISE, NEW TREES AND SHRUBERY WILL BE PLANTED TO COMPLETE THE LANDSCAPE AS REQUIRED TO MEET OR EXCEED CODE. A DETAILED LANDSCAPE PLAN WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS. .
SCREENING WILL BE IN COMPLIANCE WITH CODE REQUIREMENTS AS STIPULATED UNDER SEC,. 5-425. - SCREENING REQUIREMENTS AND STANDARDS..

ALL USES LOT 1R-1:.......................... BUILDING COVER; IMPERVIOUS COVER; PERVIOUS COVER; AND, LANDSCAPE.

THE TERRACES – PROFESSIONAL OFFICE BUILDING

PROJECT DESCRIPTION:

A 12,000 SQ. FT. ONE STORY PROFESSIONAL OFFICE BUILDING (THE "TERRACES") IS PLANNED FOR THE WESTERN PORTION OF LOT 1R-1. CONSTRUCTION WILL BE STRUCTURAL STEEL AND/OR CONVENTIONAL WOOD FRAME, WITH EXTERIOR FINISHES INCLUDING BUT NOT LIMITED TO STUCCO & LIMESTONE, ARCHITECTURAL PANELING, TRADITIONAL WOOD SIDING, GLASS, AND STANDING SEAM METAL AND/OR SINGLE-PLY (TPO) ROOFS.

ADDRESS: .... 1032 SOUTH MILAM

LEGAL DESCRIPTION: .... LOT NO. 1R-1, KELLER SUBDIVISION, SITUATED IN THE CITY OF FREDERICKSBURG , GILLESPIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 6, PAGE 88, PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.

ZONED: .... C1: NEIGHBORHOOD COMMERCIAL.

LOT SIZE: .... **7.02 AC .... (305,791 SF)**

MINIMUM SETBACKS: .... **FRONT YARD** – 25 FEET ... . **PROPOSED:** 25 FEET TO EXISTING PROPERTY LINE
INTERIOR SIDE YARD -- 5 FEET .... **PROPOSED:** 600 + FEET EAST / 80+ FEET WEST
REAR YARD -- 25FEET .... **PROPOSED:** 230 FEET
ALL FRONT YARD, SIDE YARD, & REAR YARD SETBACKS EXCEED MINIMUM SETBACK REQUIREMENTS

PARKING: ***(1 Space per 300 Sf)***
Per Sc. 7.860 .... **REQUIRED:** 12,000 SF / 300 = 40 SPACES ...**PROPOSED:** 109 SPACES INCLUDING HC SPACES
ALL STANDARD & HANDICAP PARKING SPACES & DRIVEWAYS SHALL MEET OR EXCEED THE REQUIREMENTS AS STIPULATED UNDER SEC. 7.860.

LIGHTING: .... STREET LIGHTING SHALL BE FIXCTURES AS PROVIDED BY FREDERICKSBURG ELECTRIC DEPARTMENT. ANY ADDITIONAL FIXTURES FOR GROUNDS AND BUILDING LIGHTINH SHALL BE SELECTED FROM APPROVED IDA LIST AND WILL BE COMPLIANT WITH ARTICLE XV, OUTDOOR LIGHTING. THE REQUIRED QUANTITY, SPECIFICATIONS, AND LOCATION OFALL LIGHT FIXTIRES WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS.

MAX BUILDING HEIGHT : .... **3 STORIES, 38 FEET** .... **PROPOSED:** 1 STORY, 20 FEET MAXIMUM

BUILDING COVER ***(Sec. 7.610***: .... **MAXIMUM 70 %** (214,053.7 SF) .... **PROPOSED: 12,000 SF - 3.81 %** of Total Land Area

IMPERVIOUS COVER ***(Sec. 7.61:***

Total All Impervious Cover Including Buildings,

Parking Lots, Drive Lanes & Sidewalks ....**MAXIMUM 70 %** (214,053.7 SF) ....**PROPOSED:** 75,880 SF **- 24,09%** of Total Land Area

PERVIOUS COVER :.. **PROPOSED:** 239,059 SF **- 75.91%** of Total Land Area

LANDSCAPE AREA: _.. **PROPOSED:** 239,059 SF **- 75.91%** of Total Land Area

LANDSCAPE & SCREENING: .... LANDSCAPE WILL BE IN COMPLIANCE WITH ALL CODE REQUIREMENTS AS STIPULATED UNDER SEC. 7.940 & SEC. 7.980 . SOME EXISTING TREES THAT MUST BE REMOVED FOR DEVELOPMENT OF THE PROPERTY MAY BE TRANSPLANTED IF POSSIBLE. OTHERWISE, NEW TREES AND SHRUBERY WILL BE PLANTED TO COMPLETE THE LANDSCAPE AS REQUIRED TO MEET OR EXCEED CODE. A DETAILED LANDSCAPE PLAN WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS. .
SCREENING WILL BE IN COMPLIANCE WITH CODE REQUIREMENTS AS STIPULATED UNDER SEC,. 5-425. - SCREENING REQUIREMENTS AND STANDARDS.

SEE: COMPILATION BELOW
ALL USES LOT 1R-1:.................... All BUILDING COVER; IMPERVIOUS COVER; PERVIOUS COVER; AND, LANDSCAPE.

COMPILATION & GENERAL INFORMATION ~ LOT 1R-1

LOT SIZE - LOT 1R-1 - TOTAL ACREAGE .... **7.02 AC (305,791 SF)**

TOTAL BUILDING COVER (MAXIMUM 50%):

TOWNHOMES - 48,715 SF (Estimated) / OFFICE BLD'G. - 12,000 SF.............................. 1.39 AC (60,720 SF) - **19.86 %**

TOTAL COMBINED DENSITY

TOWNHOMES - 76,OOO SF (BY Bedrooms) / OFFICE BLD'G. - 12,000 SF (By Footprint) .... 2.02 AC (88,000 SF) - **28.78 %**

IMPERVIOUS COVER - DRIVEWAYS, SIDEWALKS & PAVING:

CRESTVIEW CIR.-31,956 SF; TOWNHOME DRIVEWAYS - 10,000 SF

COMMERCIAL PARKING LOTS "A', "B", "C", DRIVE LANES - 47,880 SF & SIDEWALKS - 4,400SF............... 2.16 AC (94,236 SF) - **30.82 %**

TOTAL IMPERVIOUS COVER INCLUDING BUILDING COVER: (MAXIMUM 70%) .... .3.57 AC (154,956 SF) - **50.67 %**

TOTAL PERVIOUS COVER: .... 3.46AC (150,835 SF) - **49.33%**

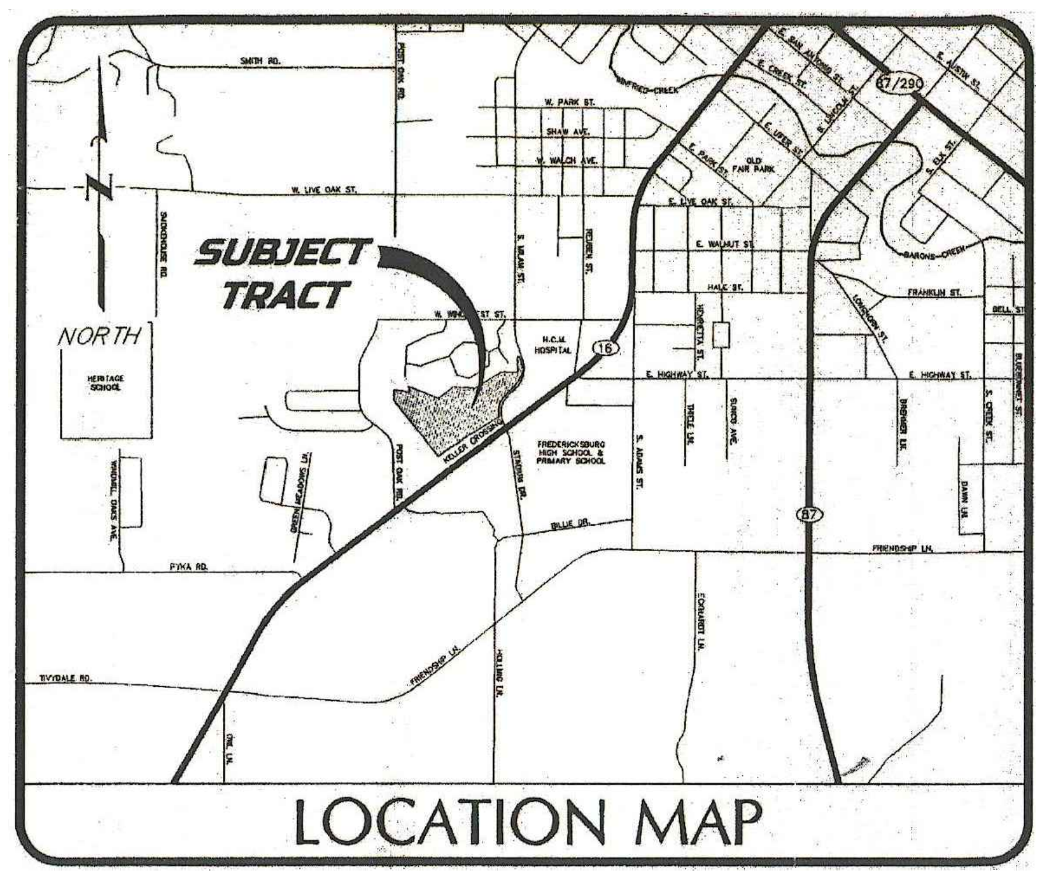
TOTAL LANDSCAPE AREA: .... 3.46AC (150,835 SF) - **49.33%**

GENERAL INFORMATION:

DRIVEWAYS, STREETS, LANES & PARKING: TOWNHOME DRIVEWAYS WILL BE CONCRETE. ALL STREETS, LANES & PARKING AREAS WILL BE HOT MIX ASPHALT.

STORM SEWER SYSTEM & DETENTION PONDS: STORM SEWER SYSTEM & DETENTION PONDS ARE AS DESIGNED AND ENGINEERED BY JOHN HEWITT, P.E., HEWITT ENGINEERING, INC.

FLOOD PLAIN: THE PROPERTY DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100 YEAR FLOOD SHOWN AS ZONE "X" BY FEMA MAP NO 48171C0288C DATED OCTOBER 19, 2001, CITY OF FREDERICKSBURG, TEXAS.



LOCATION MAP

TBPELS
Engineering Firm
F-10608

TBPELS
Surveying Firm
100930-00

SULTEMEIER
SURVEYING & ENGINEERING
Boundary–Title–Topographic–Construction Surveys
Engineering – Land Development Services
501 West Main, Suite 102
Fredericksburg, Texas 78624
(830) 990–1221

sultemeiersurveying.com

class of '78

Site Plan
for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for: Conditional Use Permit

SHEET NUMBER
1

Our property in Windcrest Townhomes Association at 469 Summit Circle and all adjacent homes are protected by a 40 plus year old retaining wall along the rear of our properties. Construction below that wall could very well compromise its soundness. A collapse of or damage to this wall because of the proposed development would be devastating to all adjacent homes on Summit Circle.

There has been no study or report from an independent registered professional engineer concerning the development of this site, including any rock blasting and its effect on the existing retaining wall. From the information we have this would be a 21 unit townhouse development with each unit selling for approximately one million dollars. If that be the case, the cost of an engineering study would be insignificant given the total cost of the project.

We and our neighbors do not wish to have the noise and exhaust pollution at our back door that will result from this project.

Traffic would become a problem on this section of Milam which is frequented by emergency ambulance traffic into the hospital emergency room. Fire engine traffic regularly uses this same section of Milam Street as do school buses in the morning and afternoon.

For our community as a whole we are faced with a very uncertain future as to our water supply. Further development would put an even greater strain on our ability to meet our needs.

The City Council has very wisely paused another development project. It would make no sense to approve this one.

As an interested property owner, we PROTEST the requested CONDITIONAL USE PERMIT REQUEST represented by file number Z-2513.

Charles Quindry, President
Windcrest Townhomes Assoc

Charles & Susan Quindry, Individually
469 Summit Circle

Kenneth H. Sulzemeier
320 Walking Way CT
Fredericksburg, Texas 78624
Family: kenthomsulz@netzero.net
830-990-0174 cell: 830-815-2545

June 11, 2025

Planning and Zoning
City of Fredericksburg
126 W Main
Fredericksburg, TX 78624

Re: Zoning Request Z-2515 1083 S Milam

The owner is requesting that this property be rezoned to allow townhomes or condominium from its present zoning.

Isn't this the property with the historic Keller home that should been restored? I can see cutting the property into three single family home lots since it is on the side of the hill but I would have a difficult time seeing how more townhomes and condominiums would blend in with the rest of the Townhomes in the area. Enough already.

If any zoning change is made it should be conditional on providing SUR and insist that the developer provide 60 ft wide streets with sidewalks. Current road easements now require 50

Seems all of the new developments want narrow streets without sidewalks. Streets wide enough to have street parking on both sides of the street without impeding traffic should be a requirement in any new subdivision. All one has to do is drive 1 mile or 1 or 2 blocks off Creek street to understand the problem.

Sincerely,

Kenneth Sulzemeier

KHS/km

Kermit H. Sultemeier
520 Winding Way CT
Fredericksburg, Texas 78624
Email: ksultemeier@netzero.net
830-990-9174 cell 361-815-2846

June 11, 2025

Planning and Zoning
City of Fredericksburg
126 W Main
Fredericksburg, TX 78624

Re: Zoning Request Z-2513. 1032 S Milam

The owner is requesting that this property be rezoned to allow townhome or condominium from its present zoning.

Isn't this the property with the historic Keller home that should been restored? I can see cutting the property into large single family home lots since it is on the side of the hill but I would have a difficult time seeing how more townhomes and condominiums would blend in with the rest of the Townhomes in the area, Enough already.

If any zoning change is made it should be conditional on prohibiting STR and insist that the developer provide 60 ft wide streets with sidewalks. County road easements now require 60'.

Seems all of the new developments want narrow streets without sidewalks. Streets wide enough to have street parking on both sides of the street without impeding traffic should be a requirement in any new subdivision. All one has to do is drive Hale St or 100 block of Creek street to understand the problem.

Sincerely,

Kermit Sultemeier

KHS/bm

Public Comment Form
Please return this form to:
Development Services – Zoning
126 W. Main Street
Fredericksburg, TX 78624
830-997-7521

REQUEST NO. Z-2513

As an interested property owner, I (PROTEST) / (~~APPROVE~~) the requested CONDITIONAL USE PERMIT (CUP) REQUEST, represented by the above file number because:

not enough info
construction noise & dust
concerns - retaining wall damage + loss
fire hazzard of back rooms.

Grace Wallace
Signature

6/17/25
Date

Grace Wallace
Printed Name

479 Summit Circle
Address

Luxury town home (1 story high) OK.
condos or apartments - NO

Public Comment Form
Please return this form to:
Development Services – Zoning
126 W. Main Street
Fredericksburg, TX 78624
830-997-7521

ATTN JAN MUSGROVE

REQUEST NO. Z-2513

As an interested property owner, I (PROTEST) / (APPROVE) the requested CONDITIONAL USE PERMIT (CUP) REQUEST, ~~represented by~~ the above file number because:

NEED ENGINEERING STUDY THAT GUARANTEES EXISTING RETAINING WALL WILL NOT BE IMPACTED. TO EXISTING WINDCREST HOMES ABOVE PROPOSED DEVELOPMENT.

IF THIS EXISTING RETAINING WALL HAS FUTURE STRUCTURAL FAILURE, COST FOR ALL REPAIR/REMEDIATION SHOULD GO TO THIS DEVELOPER. (WITH GUARANTEES OF MONEY AVAILABLE FOREVER)

Signature: Steve Hopkins / Carol Hopkins

Date: 6-18-25

Printed Name: STEVE HOPKINS / CAROL HOPKINS

Address: 442 SUMMIT CIRCLE 78624

especially high density (townhomes, condominiums and business offices) development. The City has acknowledged these concerns and has delayed or rejected other development proposals as a result. This proposal should also be rejected.

4. Methodist Hospital Hill Country and other medical facilities are located across South Milam Street from the Subject Property. Any increased traffic resulting from development of the Subject Property will cause issues with access to and from those facilities, including access by emergency vehicles.

5. Fredericksburg High School is located just across State Hwy 16 from the hospital. Increased traffic may create safety issues for those attending and working at the high school and anyone attending events at the high school.

For the reasons expressed above, we urge the city to DENY the requested CUP. If the project goes any further and we are provided with plans showing what the proposed development is, we likely will have further comments.

Patty Soule

Patty Soule

John Soule

467 Summit Circle
Fredericksburg, TX 78624

June 15, 2025

Development Services – Zoning
126 W. Main Street
Fredericksburg, TX 78624

Request No. Z-2513
P.V. McMinn with Nuvista Development
1032 South Milam – Keller Oaks

As an interested property owner, we PROTEST the above-requested CONDITIONAL USE PERMIT (CUP). We will be unable to attend the Planning and Zoning Commission meeting on July 2, 2025, or the City Council meeting on July 15, 2025. Please make our concerns and objections a part of the record.

Our home is in the Windcrest Townhomes neighborhood at 467 Summit Circle, just above the land covered by the CUP ("Subject Property"). We have been provided with **NO PLANS** for what is proposed. **Please provide us with more information about what is planned, including a plat reflecting proposed streets, location, size and planned use for each lot and proposed heights for each structure.** Subject to knowing more about what is proposed, our objections are listed below.

1. The Subject Property was earlier proposed for development in 2021. The plan for that development at least included certain provisions that MAY address some of the concerns expressed below. Specifically, the previous proposal provided for a green belt between the retaining wall behind our property and any development on the Subject Property. Beyond the green belt, there was to be a road providing access to only a limited number of homes, i.e., not high volume through traffic. The proposed homes immediately behind the existing homes on Summit Circle also had specific height restrictions to ensure that the view from existing Summit Circle homes was not blocked.

2. As noted above, there is a retaining wall behind the homes on Summit Circle, along the northwestern boundary of the Subject Property. That retaining wall has been in place since the first homes were constructed on Summit Circle approximately 50 years ago. We are very concerned that any construction activity, particularly blasting or impact drilling, is likely to affect adversely the integrity of that retaining wall.

3. Fredericksburg is experiencing incredible growth, coupled with a severe water shortage. Now is not a good time to be permitting any additional development,

REQUEST NO. Z-2513

As an interested property owner, I (PROTEST) / (APPROVE) the requested CONDITIONAL USE PERMIT (CUP) REQUEST, represented by the above file number because:

See attached letter

Signature

Date 6/15/25

Printed Name JOHN G. SOULE

Address ~~3209~~ 4667 Summit Circle
Fredericksburg, TX
78624

Our property in Windcrest Townhomes Association at 469 Summit Circle and all adjacent homes are protected by a 40 plus year old retaining wall along the rear of our properties. Construction below that wall could very well compromise its soundness. A collapse of or damage to this wall because of the proposed development would be devastating to all adjacent homes on Summit Circle.

There has been no study or report from an independent registered professional engineer concerning the development of this site, including any rock blasting and its effect on the existing retaining wall. From the information we have this would be a 21 unit townhouse development with each unit selling for approximately one million dollars. If that be the case, the cost of an engineering study would be insignificant given the total cost of the project.

We and our neighbors do not wish to have the noise and exhaust pollution at our back door that will result from this project.

Traffic would become a problem on this section of Milam which is frequented by emergency ambulance traffic into the hospital emergency room. Fire engine traffic regularly uses this same section of Milam Street as do school buses in the morning and afternoon.

For our community as a whole we are faced with a very uncertain future as to our water supply. Further development would put an even greater strain on our ability to meet our needs.

The City Council has very wisely paused another development project. It would make no sense to approve this one.

As an interested property owner, we PROTEST the requested CONDITIONAL USE PERMIT REQUEST represented by file number Z-2513.

Charles Quindry, President
Windcrest Townhomes Assoc

Charles & Susan Quindry, Individually
469 Summit Circle

Public Comment Form
Please return this form to:
Development Services – Zoning
126 W. Main Street
Fredericksburg, TX 78624
830-997-7521

REQUEST NO. Z-2513

As an interested property owner, I (PROTEST) / (APPROVE) the requested CONDITIONAL USE PERMIT (CUP) REQUEST, represented by the above file number because:

See ATTACHED

Signature

06/16/2025
Date

Charles L. QUINDRY 469 Summit Circle Fredericksburg
Printed Name Address

Charles & Loretta Schmidt

489 Summit Circle
Fredericksburg, Texas 78624
lschmidt100 @austin.rr.com

June 16, 2025

We are writing to formally express our concerns and objections regarding the development of the Keller Property. The issue at hand has raised significant concerns for us and those of us living in the WindCrest Subdivision.

Our primary concern is the 40 plus year- old retaining wall along the rear of many of our homes. Construction below that wall could very well compromise its soundness. Collapse of or damage to this wall because of the development would be devastating to all adjacent homes on Summit Circle.

In addition, we and our neighbors don't wish to have to deal with the noise and pollution at our back yard that will result from this project.

A major concern also is the traffic increase at this section of Milam where emergency ambulance traffic into the hospital emergency room. Also fire engine traffic use this same section as well as school buses.

As interested and concerned property owners, we PROTEST the requested CONDITIONAL USE PERMIT REQUEST represented by file number Z-2513.

Please carefully evaluate the impact of this development on our subdivision, traffic concerns and on the entire area.

Thank you - Loretta Schmidt Charles Schmidt

REQUEST NO. Z-2513

As an interested property owner, I (PROTEST) / (APPROVE) the requested CONDITIONAL USE PERMIT (CUP) REQUEST, represented by the above file number because:

The value of the homes on the outer circle of Summit Circle would decline if there were any obstruction of the view of our city if town homes or any buildings were constructed in Keller Subdivision. The view is definitely of monetary value to each home

Pat Weinheimer
Signature

6-17-25
Date

Pat Weinheimer
Printed Name

478 Summit Circle
Address
Hvg., TX 78624

Public Comment Form

6-19-2025

Request # Z-2513

I protest this request.

My feeling about this request is exactly as it was to their last request. I think the development of this "Green Belt" is a bad thing. The probable effect on the old retaining wall holding up the Windcrest subdivision is frighting. All the water which now is absorbed into the soil and keeps the ground stable will just run off roofs and paving into Milam below. Also, the water/sewer and traffic increase will not help. It should be a park.

Thank you for considerations.

Buddy S. Frost
BRSF LLC
457 Summit Circle
Fredericksburg, TX 78624

1. The construction process could seriously affect the 40 years old large retaining wall behind several homes in a devastating situation for those homeowners.

2. More living spaces built within city limits will only increase water usage. Think of how many toilets will flush, showers & baths, dishwashing, wash machines in daily living situations. Also outdoor usage. Water restrictions are currently in Stage 4. Do we all want to go into Stage 5. I doubt it. Weather is changing & its just not feasible to build more housing to overuse the water resource we already have.

3. The traffic it would create would take away from a currently peaceful area that includes wild life passing through the area. Create walking paths with native vegetation & keep the area a pleasant place & buffer from traffic.

Public Comment Form
Please return this form to:
Development Services – Zoning
126 W. Main Street
Fredericksburg, TX 78624
830-997-7521

REQUEST NO. Z-2513

As an interested property owner, ~~I~~ We (PROTEST) / (APPROVE) the requested CONDITIONAL USE PERMIT (CUP) REQUEST, represented by the above file number because:

See attached

Cathy + Ben Gero
Signature

6/16/25
Date

Cathy + Ben Gero
Printed Name

470 Summit Circle
Address

REQUEST NO. Z-2513

As an interested property owner, I (PROTEST) / (APPROVE) the requested CONDITIONAL USE PERMIT (CUP) REQUEST, represented by the above file number because:

We at 481 Summit Circle do not approve the Conditional Use Permit number Z-2513. We need to be able to spend our Senior years in peace not turmoil. We are sorry you think it necessary to approve this one. Our resources are being depleted. We have paid taxes and supported this County for many, many years. It would be nice for you to respect our request.

Jay & Shirley Rutledge

Jay Rutledge

Shirley Rutledge & Jay
Signature

6-17-25
Date

SHIRLEY RUTLEDGE & JAY
Printed Name

481 Summit Circle
Address

REQUEST NO. Z-2513 As interested property owners, we PROTEST this permit #Z-2513

As an interested property owner, I (PROTEST) / (APPROVE) the requested CONDITIONAL USE PERMIT (CUP) REQUEST, represented by the above file number because:

1. Compromise of retaining wall protecting homes on Summit Circle
2. No study or report from an independent engineer concerning the development of the site.
3. Noise and exhaust pollution at our front door due to the development of this site
4. Traffic / safety:
   Milam is an emergency route to our hospital emergency room
   School buses use this route to/from school morning and afternoon
5. Water supply
   Our community is being faced with an uncertain future to our water supply

Signature Joseph Hannon / Peggy Hannon — Date 6/17/25

Printed Name Joseph Hannon / Peggy Hannon — Address 474 Summit Circle, Fredericksburg, TX 78624

Zoning Application

City of Fredericksburg – Development Services Department

126 W. Main St, Fredericksburg, TX 78624

A. Project Information

Project Name: Keller Oaks

Project Address: 1032 South Milam

Property Tax ID Numbers: 34749

B. Application Type: Appendix A – Fee Schedule

- [ ] Voluntary Annexation - $750.00
- [x] Conditional Use Permit - $500.00
- [ ] Land Use Change - $300.00
- [ ] Zoning Change - $600.00
- [ ] Amendment to existing PUD - $500.00
- [ ] Creation of PUD - $750.00
- [x] DRC Review Comments - $250

❖ *All applicants will be charged the following fees for the required Public Hearing notifications.*

- [x] *Public Hearing Newspaper - $150.00*
- [x] *Public Hearing 200 ft notification letter - $100.00*

C. Applicant/Owner Information - Property Owner

Owner Name: NuVista Development, LLC

Owner Address: PO Box 3324, San Angelo, TX 76902

Owner Phone Number: 325-655-8933

Owner Email Address: elliott@zipnet.us

D. Applicant

Applicant Name: P. V. Mcminn, Jr., Director of Operations, NuVista Development, LLC

Applicant Address: PO Box 61305, San Angelo, TX 76906

Applicant Phone Number: 325-234-9424

Applicant Email Address: pvmcminnjr@gmail.com

Applicant's Signature

I hereby certify that the information supplied with this application is true and correct, and that the paper and electronic copies of the materials submitted are consistent with each other, to the best of my knowledge. I also certify, if I am not the owner, that I have authorization from the owner to act on his/her behalf.

Signature: [signature]

Printed Name: P.V. MCMINN, JR.

Staff Use Only Application Number: Z-2513 Date: 5/29/25

Ch 3 1189 for $1,000.00

CITY COUNCIL MEMO

DATE: February 15, 2021

TO: Mayor and City Council

FROM: Jason Lutz

SUBJECT: Z-2019 – Conditional Use Permit for Condominiums & Townhomes at the northwest intersection of Keller Crossing & S. Milam St.

Summary:

The applicant is proposing a multi-phased mixed use development to be constructed on approximately 14.6 acres of land located to the north of Keller Crossing, between Burger King and the Windcrest Townhome subdivision. The Keller Oaks Development is proposed to consist of 22 Townhomes and 32 Condominiums (Phase I & II). The project will include a Community Center as well as Professional Offices fronting on Keller Crossing. The proposed Professional Office Space will consist of 8 Office Buildings. Total building area is approximately 45,559 square feet.

The property is currently zoned Neighborhood Commercial (C-1) and medical offices are allowed, by right in the zoning district. The C-1 zoning district does allow Townhomes & Condominiums, with the approval of a Conditional Use Permit (CUP). The property is bounded to the north by the Windcrest residential development (PUD), Commercial (C-2) zoning to the south & west, and Public Facilities (PF) zoning districts to the south & east (Hospital).

The project will need to go through additional City processes before any permits can be issued. The next step will be to plat the property for the townhomes and condominiums. As part of the platting process, a variance to City regulations regarding the maximum lengths of streets that end in cul-de-sacs will need to be approved. The proposed street, Crestwood Circle, is 733' in length and the maximum for this type of street is 500'. Staff can support this variance request due to the associated topographic and safety issues. No sidewalks are proposed along the residential areas and staff is recommending that the development provide additional sidewalks to provide pedestrian access to other phases of the development. In addition to the platting process, the applicant will need to have the official site plan reviewed and approved based on conformance to City regulations. Before the site plan may be approved,

staff will need to work with the applicant regarding an existing home located on the property. This home is not listed on the City's inventory of Historical Structures, but due to its age, may qualify for historic protections.

Recommendation:

The Planning and Zoning Commission voted 7-0 to approve the CUP for Townhomes & Condominiums with the condition that the project provide additional sidewalks in the development.

Staff received 13 protests for the original request of multiple CUP land uses and received 5 protests on the updated CUP request for Condominiums and Townhouses.

Staff recommends Approval of the Conditional Use Permit for Condominium Residential and Townhouse Residential, for Phase I & II, with the condition that additional sidewalks be constructed along the residential areas in order to provide pedestrian access to other phases of the development.

Background / Analysis:

See the attached Conditional Use Permit Brief for a summary of the existing and proposed land uses and zoning.

Attachments:

Conditional Use Permit Brief, property owner list, project plans, project summary, maps, and opposition letters.

Department Approval

City Manager Approval

City Attorney Approval

PLANNING AND ZONING COMMISSION AGENDA MEMO

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Shelby Collier, Senior Planner
MEETING DATE: July 2, 2025 **SECTION:** ACTION ITEMS **ITEM:** A.

CAPTION: **Consider SP-2505:** By S.E. Daniels Construction, LLC to Consider the Site Plan and Entry Corridor Application for the 87 Plaza Located at 702 South Washington Street.

SUMMARY:
The applicant has submitted a Site Plan and Entry Corridor application for review of a new development located at 702 South Washington, which has long been home to 87 Ice House and other Commercial Uses.

The property has recently sold and the new owner intends to demolish the existing buildings and create a new development consisting of a 25 ft tall, 14,000 sq ft, multi-tenant space that has access to South Washington and East Highway Street that provides 101 parking spaces and sidewalks on both East Highway and South Washington. The unusually large corner lot created an interesting design challenge that resulted in multiple meetings with the applicant, design team and City Staff in an attempt to meet all the necessary requirements and codes to ensure a successful project.

The same site plan was considered by Planning and Zoning on Wednesday, June 4th and was denied as the Commission felt that the design could be reworked to allow for reorientation of the building. Staff followed up with meetings that included the Fire Marshall and the design team and found that the original building placement does meet all necessary codes, including the 2015 International Fire Code (IFC). The applicant then resubmitted and is requesting approval of the Site Plan and revised Entry Corridor application.

BACKGROUND: The Site Plan and Entry Corridor Application was reviewed for its conformity with Sec. 3.210, Sec. 7.131 and all other applicable codes and ordinances.

Site Area: Approximately 1.951 Acres OR 84,985 sq ft

Zoning: C2, Commercial - Entry Corridor **Sec.3.210**

Building Coverage: 17% (75% Maximum) **Sec.3.210**

Impervious Coverage: 80% (80% Maximum) **Sec.3.210**

Heights: 25 Ft (38 Ft Maximum) **Sec.3.210**

Sidewalk: A sidewalk is provided along Highway Street and South Washington Street.

Access: The driveway proposed on South Washington Street (27 ft-wide) will require TxDOT permitting and approval; However, the 26.5 ft-wide driveway proposed onto Highway Street may be approved by Staff.

Parking: 1 parking space per 4 seats is required for the Restauruant resulting in 40 spaces required. The Restaurant will also consist of a bar which requires 1 space per 3 seats resulting in 20 spaces required. In addition, 1 parking space per 400 sq ft is required for General Retail for a total of 14 spaces, resulting in a required total of 89 parking spaces with the applicant providing 101 to accommodate customers and employees. Sec. 7.864

Landscape and Screening: Plans are required per Sec. 7.920 and should include One (1) tree per 75 LF required. Off-street parking shall have ten (10) sq ft interior landscaping for each parking space. A strip of land at least five (5) ft in depth located between the abutting right-of-way and the off-street parking areas or other vehicular area which is exposed to an abutting right-of-way shall be landscaped and include one (1) tree for each fifty (50) LF. In addition, a hedge wall, or other durable landscape barrier, of at least two (2) feet in height, shall be placed along the perimeter. Screening along the perimeter of the property is not required per Sec. 7.940, however, screening of the dumpster is required per Sec. 7.980. A Landscape Plan has been provided and approved.

Refuse: A dumpster is located on the south-west side of the parking lot and will be fully screened. Sec. 7.940

Sec. 7.131 - Review and Evaluation Criteria for Site Plans

The Planning and Zoning Commission and the Director of Planning and Building, as advisor to the Planning and Zoning Commission, shall review and evaluate site plans using the following criteria:

Conformity with applicable regulations and standards established by the Zoning Regulations.

External elements of the site plan compatibility with existing or permitted uses on abutting sites or within the area of the proposed development, and compatibility of the development of off site physical features including but not limited to the review of the following:

Access and Circulation	Open Spaces	Adjacent Street Network
Planned or Future Development of the Area	Buffers	Public Facilities
Building Height, Bulk, Scale and Orientation	Setbacks	Landscaping
Utilities		

Internal elements of the Site Plan including but not limited to the following:

Arrangements of Buildings, Usages and Access Management	Parking Areas	Drainage Improvements/Grading Plan

Permanence of Use and Availability of Alternate Uses	Driveways	Provisions for Handicapped Access
Elevation of View or any Required or Proposed Screening: Including Height, Materials, Percent of Screening and Transitional Elements.	Refuse Collection	Exterior Lighting
Setback	Fire Hydrant Location	Sidewalks
Landscaping and Open Space Plan	Sight Clearance at Intersections and Driveways	Loading Facilities
Size	Location Height and Design Features on all Signs	Vehicular and Pedestrian Circulation
Lot Arrangements		

Modifications to the Site Plan which would result in increased compatibility, or would mitigate potentially unfavorable impacts, or would be necessary to conform to applicable regulations and standards.

Entry Corridor Design Guidelines and Standards Review

Staff has reviewed the renderings and provided the application feedback regarding the design on May 12, 2025. Please see Staffs review of the proposed design.

1.1 - 1.4 Architectural Style: The architectural style of the entry corridor should be reflective of the Texas Hill Country aesthetic and the selected design is an interpretation of the Commercial Buidling Design which is appropriate (1.2)

2.1 - 2.6 Architectural Materials: The use of Limestone and Stucco are appropriate (2.1 & 2.6)

3.1 - 3.4 Architectural Color: The use of neutral colors is appropriate (3.1-3.4)

4.1 - 4.8 Architectural Features: The design includes walls with interest as well as "human scale" with clearly defined entrances and canopies. (4.1 - 4.8)

5.1 - 5.7 Massing & Scale: The design uses a variation of materials that breaks down the mass and scale of the building as well as sufficient facade relief (5.1- 5.7)

6.1 - 6.4 Signage: The project has not provided a complete sign package at this time but intends to comply with 6.1 - 6.4.

7.1 - 7.4 Building Height: The building heights fall within the maximum allowed building height of 38 ft and the applicant is proposing parapets with the tallest proposed height of 25 ft while the varying parapet heights will break up the mass and scale. (7.1-7.4)

8.1 - 8.4 Setbacks & Frontage: Doors and entryways shall be constructed facing the entry corridor and any side streets. The design as proposed is appropriate. (8.1)

9.1 - 9.13 Landscaping: Landscaping, including planting of trees, shall be provided as a buffer

between the street and parking area. The project should minimize grading and preserve existing vegetation whenever possible (9.1-9.13)

10.1 - 10.7 Lighting: All lighting will comply with Ordinance 24-014. (10.1-10.7)

11.1 - 11.7 Service Areas: The applicant has placed the service areas behind the building to the South (11.1 - 11.7)

12.1 - 12.7 Parking and Access: New surface parking areas are discouraged within view of Hwy 290 East and should be situated behind buildings and screened from street view. The design as proposed is compliant (12-1-12.7)

13.1 - 13.4 Drainage & Storm Water: The applicant is encouraged to consider LID techniques such as rain barrels, cisterns, and naturalized landscaping 13.1

14.1 - 14.8 Street scape: Create a quality built environment with the inclusion of amenities such as street furnishing, plantings, artworks to enhance the places that people will walk, gather or recreate. (14.1-14.8)

STAFF RECOMMENDATION:

The application was reviewed for conformity with all applicable regulations, including Sec. 7.131 and Sec. 3.210 and after review by the Development Review Committee (DRC), Staff has the following recommendations:

Staff has performed a detailed review of the Site Plan and Entry Corridor application. The proposed development would result in a multi-tenant space and redevelopment of a significant intersection that includes curbing, sidewalks and relocated access points. The design as presented is reflective of the Hill Country aesthetic and Commercial Building form.

If the commission were to approve the Site Plan and Entry Corridor Application, it should be conditioned upon the following:

Approval of Civil Construction Plans
TxDOT approval of driveway permit

ATTACHMENTS:

1. SP-2505 Location Map
2. SP-2505 _Review Comments Combined
3. SP-2505 Response to Comments
4. SP-2505 Site Plan_A100
5. SP-2505 Elevations_Renderings
6. Revised Elevations
7. SP-2505 Site Plan_Landscape Plan
8. SP-2505 Site Plan Entry Corridor Application

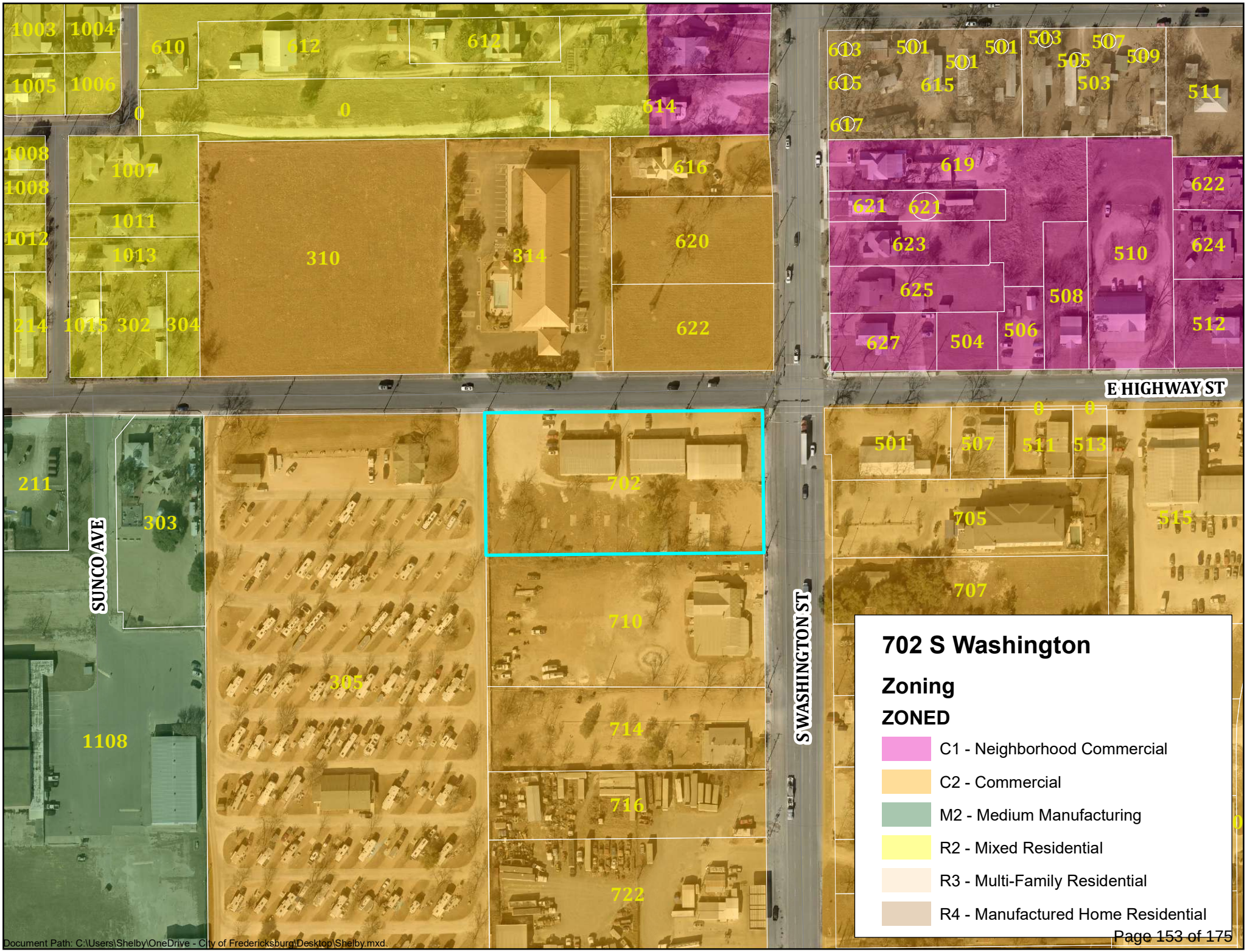
APPROVAL/REVIEW:

Date: June 24, 2025

Shelby Collier, Senior Planner

Date: June 24, 2025

William McKamie, City Attorney


702 S Washington
Zoning
ZONED
C1 - Neighborhood Commercial
C2 - Commercial
M2 - Medium Manufacturing
R2 - Mixed Residential
R3 - Multi-Family Residential
R4 - Manufactured Home Residential
E HIGHWAY ST
S WASHINGTON ST
SUNCO AVE
1003
1004
1005
1006
610
612
612
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1008
1008
1007
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1012
1013
310
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May 12, 2025

S.E. Daniels Construction, LLC
sissy@sedanielsconstruction.com

RE: SP-2505, Review Comments for the 87 Plaza located for 702 S Washington.

Dear Mrs. Daniels,

Project will require Planning and Zoning approval scheduled for **Wednesday, June 4, 2025**, at New City Hall at East Campus, 2818 E. U.S. Hwy. 290, Fredericksburg, Texas 78624 at 5:30pm.

Please review the following comments and address appropriately. Please provide a written response as to how the items are addressed in addition to the revised Plan by **Monday, May 19, 2025.**

Plans will not be reviewed or considered without a response sheet.

- Provide a Zoning Summary that depicts the following:
  - Building and Impervious Cover per Sec. 3.210. Include maximums allowed and proposed.
  - Building Heights per Sec. 3.210. Include maximums allowed and proposed.
  - Setbacks per Sec. 3.210. Include maximums allowed and proposed.
  - Parking requirements per Sec. 7.860. The use determines the parking requirements. For example, a restaurant use requires 1 per 4 seats, whereas, professional office requires 1 per 400 sq ft. Show the work. Sec. 7.131
- Show loading and unloading zones. Sec. 7.131
- Show parking space dimensions per Sec. 7.860.
- Show ADA parking space and depict ADA compliance.
- Provide Landscaping Plan per Sec. 7.920
- Show compliance with Screening per Sec. 7.940 & Sec. 7.980
- Provide a note that all lighting will be compliant with Article XV – Outdoor Lighting
  - Fixture types (lighting plan) will be reviewed at the time of building permitting.

- Entry Corridor 2.1 – 2.6. Provide a material list that identifies the materials requested as well as their placement. It appears that the stone veneer is Limestone combined with Stucco which is appropriate.
- Entry Corridor 3.1-3.3. Choose colors used traditionally in Fredericskburg. Color requests may be shown on the material list.
- Entry Corridor 4.1-4.6. Blank or featureless walls will not be approved along entry corridors or side streets. Design buildings with "human scale" by using architectural enhancements. For any multi-tenant commercial development, a covered arcade/structural canopy shall be provided along the front façade of the building.
- Entry Corridor 5.2. Use a variation in materials, textures, patterns, colors and details to break down the mass and scale of a building.
- Entry Corridor 6.1. A landscaped base area shall be provided for monument signs.
- Entry Corridor 7.2. Work with existing streetscape and define heights that are appropriate to create a welcoming environment and consistency. The proposed height of 30 ft in its current configuration is not compatible.
- Entry Corridor 7.4. Actual or implied floor-to-floor heights above 15-20 feet on the exterior should be avoided, as a building may begin to lose its "human scale" appearance.
- Entry Corridor 8.2. The front door should connect to the sidewalk along the entryway. A pedestrian would have to cross a drive isle to access the building. This is not preferred.
- Entry Corridor 9.1 – 9.13. Needs to be addressed. A landscaping plan has not been submitted.
- Entry Corridor 10. A Good example of compliant lighting is Guadalupe Bank, 804 S Adams.
- Entry Corridor 11.1. Loading/unloading areas shall be clearly identified.
- Entry Corridor 12.5 – 12.8. A landscaping plan is required and should include 1 tree per 8 parking spaces. In addition, bicycle parking facilities should be provided at all new developments that occur on any street intersection.
- Entry Corridor 12.15. The design should minimize the need for pedestrians to cross parking aisles and landscaped areas. Separated pedestrian walkways should be incorporated into the parking lot design.
- Entry Corridor 14.5. Create a quality built environment with the inclusion of amenities such as street furnishing, plantings, artworks to enhance the places that people will walk, gather or recreate.

Engineering Comments

1. This project will require the submission of civil construction plans.
2. Please provide updated TxDOT driveway permit.
3. Please dimension separation distance between the driveway on Highway Street and the intersection.
4. Please provide TxDOT approval of curb, sidewalk, and water tap along S Washington St

5. Construct concrete curb along Highway Street with City of Fredericksburg standard curb.
6. Construct public concrete sidewalk to City of Fredericksburg standards.
7. Please show all existing utilities on plans and show proposed utility connections.
8. Please show sight visibility triangles at each driveway.
9. Provide existing versus proposed impervious cover calculations. Runoff generated from additional impervious cover must be detained.

For information regarding these comments please contact Jan Musgrove with Development Services at 830-990-2079 or jmusgrove@fbgtx.org

Please feel free to contact me with any comments or questions, and I will be happy to assist you.

Jan Musgrove

Jan Musgrove, Planner 1
Development Review Committee (DRC)

87 PLAZA

702 S. WASHINGTON

5-19-2025

Comment response sheet SP-2505:

Provide a Zoning Summary that depicts the following in compliance with Sec 3.210

See attached Site Plan 5-19-25 which includes building and impervious coverage calculations allowed and proposed – A100

See attached updated Site Plan 5-19-25 showing building heights including maximum allowed and proposed – A100 & C5.0

Setbacks are shown on Sheet C5.0

- Parking requirements Sec 7.860 & Sec 7.131 are shown on Site Plan Sheet A100

Loading and unloading zones are on Site Plan Sheet A100

Parking space dimensions are shown on Site Plan Sheet A100 -

ADA parking and ADA compliance are Site Plan Sheet A100

- Landscaping plan Sec 7.920 was in original submission and updated plan dated 5-19-25 is attached

Screening in compliance with Code 7.940 & 7.980 – See Site Plan Sheet A100

All Lighting will be in compliance with dark sky requirements – Sheet ESP01

ENTRY CORRIDOR

2.1-2.6 & 3.1-3.3

While specific materials, colors, canopy materials, stone and storefronts have not been selected the following is the color pallets and overall plan which will be in compliance with the Entry Corridor Design standards:

Exterior building materials will consist of:

Tilt Wall

Stucco

Stone

Metal

Aluminum/Glass storefront

Exterior items to be painted on building:

Proposed color ranges:

Tilt wall: Earthtones such as tans, browns, beiges, greys, etc.

Stucco: Earthtones such as tans, browns, beiges, greys, etc.

Stone area on building:

Stone/Brick to be cream, tan, brown, grey color palettes

Canopies : To be determined but consistent with City of Fredericksburg Entry Corridor Design Standards 2.1-2.6

Entry Corridor 4.1-4.6 See Colored renderings included. Canopies are shown above storefronts and color of canopies may change but will be consistent with the Design Standards

Entry Corridor 5.2 the above material selections and colors will provide for breaking down the mass and scale of the building, and will also include varying roof lines at the parapet walls

Entry Corridor 6.1 – Landscape base area was added to monument sign locations on updated landscape plan 5-19-25 – attached

Entry Corridor 7.2 ;7.4 The proposed parapet heights range from 22' to the highest being 25' are within the standards. Detailing is added to create varying heights so that the scale is broken up and are also designed to shield roof top equipment. The varying parapet heights will lend themselves to a variety of wall finishes which will also break up the scale. Sheet S3.1

Entry Corridor 8.2 All storefront doors are accessed directly by the continuous sidewalk. The required fire lane is located along the front of the building; hash-lined crosswalks are provided to enable pedestrians to cross from the parking area to the building sidewalk. SheetA100 - Fire Lane is on Sheet C13***

Entry Corridor 9.1 – 9.13 Landscaping plan was submitted with original package – attached is updated plan 5-19-25.

Entry Corridor 10. All lighting will be in compliance with dark sky requirements - Sheet ESP01

Entry Corridor 11.1 See updated Site plan 5-19-25 designating loading and unloading areas. A100

Entry Corridor 12.5-12.8 Landscape plan – Updated 5-19-25 Site plan has location of bike racks - Sheet A100

Entry Corridor 12.15 The required fire lane is located along the front of the Building; hash-lined crosswalks are provided to enable pedestrians to cross from the parking area to the building sidewalk - Site plan - Sheet A100

Entry Corridor 14.5 This project will be constructed with quality materials and professional design applications, but most likely will not incorporate furnishings, artwork, etc. Landscaping will be the focal point for enhancement.

ENGINEERING:

1. Civil construction plans will be submitted at the time building plans are submitted for permitting

2.TxDOT driveway permit will be done during the project permitting process and is in progress by Civil Engineer

3.The dimensions for separation distance between driveway on Highway and the intersection is shown on Sheet C5????

4. TxDot approval for curb, sidewalk and water tap along S. Washington will be done during the construction permitting process.

5. Concrete curb along Highway – Sheet C5

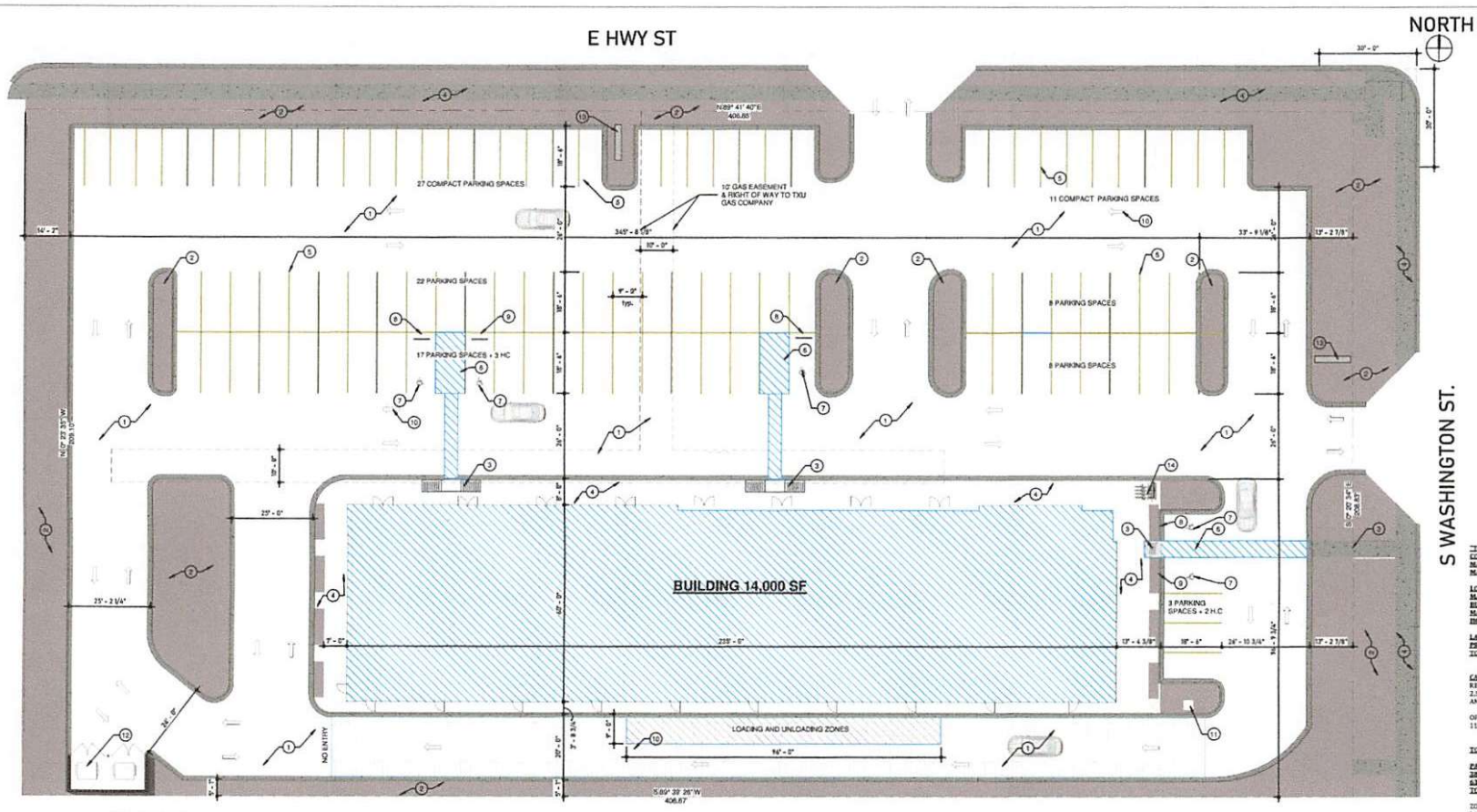
6. Public concrete sidewalk shown – Sheet C5

7. Existing and proposed utilities are shown on Sheet C5.0, ESP01, C13***

8. Sight visibility triangles – Civil sheets See – Exhibits***

9. Existing vs proposed impervious coverage calculations are on architectural site plan Sheet A100. NOTE: runoff detention is shown on Civil sheet C12 – Also see Sheet C18 – Pre drainage & C19 Post drainage for calculations.

*** NOTE: Due to timing constraints, Civil Sheets C12, C13, C18 & C19 are included for reference to proposed grading, fire lanes and utilities and runoff calculations only. All civil sheets will be updated to correspond to site plan A100 and Civil site plan C5, when site plan has been approved by P & Z. The same applies to Exhibits for sight visibility triangles.



1 ARCH. SITE PLAN
1/16" = 1'-0"

GENERAL SITE NOTES

1. REFER TO CIVIL PLANS FOR CONSTRUCTION INFORMATION. THIS PLAN IS FOR REFERENCE ONLY.

2. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS PROVIDED BY OTHERS.

3. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICT BEFORE CONSTRUCTION COMMENCE. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.

THE BUILDING WILL BE CONSTRUCTED WITH TILT-WALL CONCRETE WALLS WITH A
MAXIMUM HEIGHT OF 25 FEET * ONE STORY
MAXIMUM BUILDING HEIGHT, 3 STORIES, 38 FEET

LOT AREA 1.951 (84,947.56 SF)
MAXIMUM BUILDING COVERAGE PERCENT OF LOT AREA. 75%
BUILDING COVER PROPOSED = 16.82%
MAXIMUM IMPERVIOUS COVERAGE 80%
IMPERVIOUS COVER PROPOSED = 79.95%

LANDSCAPE AREA = 12,206 SF
PROPOSED TRUEGRID PAVERS = 4,797 SF
TOTAL AREA = 17,003 SF (20.01%)

CALCULATION OF PROJECTED PARKING - BUILDING 14,000 SF
RESTAURANT [1 space per 4 seats, plus cocktail lounge requirements]
2,500SF WITH 160 OCCUPANCY = 40 PARKING SPACES
AND 60 OCCUPANCY COCKTAIL LOUNGE = 20 PARKING SPACES.

OFFICE & RETAIL [1 space per 400 square feet]
11,500 SF / 400 = 29 PARKING SPACES

TOTAL PARKING SPACE REQUIRED = 89 SPACES

PARKING PROVIDED:
28 COMPACT PARKING SPACES
63 PARKING SPACES
TOTAL = 101 PARKING SPACES (INCLUDED 5 H.C)

ZONING C-2
LOT SIZE MINIMUM LOT AREA 5,000SF
LOT WIDTH MINIMUM LOT WIDTH 50 FT
HEIGHT MAXIMUM BUILDING HEIGHT 3 STORIES 38 FEET
FRONT YARD MINIMUM REQUIRED SETBACK 15 FEET
STREET SIDE YARD MINIMUM REQUIRED SETBACK 15 FEET
INTERIOR SIDE YARD MINIMUM REQUIRED SETBACK 0 FEET
REAR YARD MINIMUM REQUIRED SETBACK 0 FEET

SITE PLAN KEYNOTES

1. CONCRETE, OR PAVER PAVING; RE: CIVIL.
2. LANDSCAPING; RE: LANDSCAPE PLAN
3. CONCRETE CURB RAMP PER ACCESSIBILITY GUIDELINES ,RE: CIVIL PLANS
4. CONCRETE SIDEWALK; CONTROL JOINT 10' O.C. OR AS REQUIRED BY CIVIL.
5. 4" WIDE PARKING STRIPES, PAINTED WHITE. RE: CIVIL.
6. 4" WIDE WHITE, 45° PAVEMENT MARKING, PAINTED STRIPES @ 24" O.C. AT ACCESSIBLE ROUTE; RE: CIVIL.
   THE WORDS "NO PARKING" PAINTED ON ANY ACCESS AISLE ADJACENT TO THE PARKING SPACE, THE WORDS MUST BE PAINTED
   (A) IN ALL CAPITAL LETTERS;
   (B) WITH A LETTER HEIGHT OF AT LEAST TWELVE INCHES, AND A STROKE WIDTH OF AT LEAST TWO INCHES; AND
   (C) CENTERED WITHIN EACH ACCESS AISLE ADJACENT TO THE PARKING SPACE; AND
7. UNIVERSAL ACCESSIBLE PARKING SYMBOL.
   PAINTED WHITE, PER ACCESSIBILITY GUIDELINES - COLOR THAT CONTRASTS THE PAVEMENT
8. ACCESSIBLE PARKING SIGN PER ACCESSIBILITY GUIDELINES. A SIGN IDENTIFYING THE CONSEQUENCES OF PARKING ILLEGALLY IN A PAVED ACCESSIBLE PARKING SPACE, THE SIGN MUST:
   (A) AT A MINIMUM STATE "VIOLATORS SUBJECT TO FINE AND TOWING" IN A LETTER HEIGHT OF AT LEAST ONE INCH;
   (B) BE MOUNTED ON A POLE, POST, WALL OR FREESTANDING BOARD;
   (C) BE NO MORE THAN EIGHT INCHES BELOW A SIGN REQUIRED BY TEXAS ACCESSIBILITY STANDARDS, 502.6; AND
   (D) BE INSTALLED SO THAT THE BOTTOM EDGE OF THE SIGN IS NO LOWER THAN 60 INCHES AND NO HIGHER THAN 80 INCHES ABOVE GROUND LEVEL.
9. VAN ACCESSIBLE PARKING SPACE PER ACCESSIBILITY GUIDELINES. A SIGN IDENTIFYING THE CONSEQUENCES OF PARKING ILLEGALLY IN A PAVED ACCESSIBLE PARKING SPACE, THE SIGN MUST:
   (A) AT A MINIMUM STATE "VIOLATORS SUBJECT TO FINE AND TOWING" IN A LETTER HEIGHT OF AT LEAST ONE INCH;
   (B) BE MOUNTED ON A POLE, POST, WALL OR FREESTANDING BOARD;
   (C) BE NO MORE THAN EIGHT INCHES BELOW A SIGN REQUIRED BY TEXAS ACCESSIBILITY STANDARDS, 502.6; AND
   (D) BE INSTALLED SO THAT THE BOTTOM EDGE OF THE SIGN IS NO LOWER THAN 48 INCHES AND NO HIGHER THAN 60 INCHES ABOVE GROUND LEVEL.
10. PROPOSED DIRECTIONAL ARROW STRIPING.
11. PROPOSED TRANSFORMER LOCATION;VERIFY W/AEP; PROVIDED CONCRETE PAD
12. PROPOSED DUMPSTER LOCATION, PROVIDED CONCRETE PAD; RE: SHEET A103 SITE PLAN DETAILS
    DUMPSTER ENCLOSURE WALLS WILL BE 6' TALL CMU BLOCK,
13. PROPOSED SIGN; BY OTHERS
14. BIKE RAKE (4 BIKES CAPACITY); VERIFY LOCATION

REFER CIVIL PLANS FOR MORE INFORMATION

A PARKING SPACE IDENTIFICATION SIGN THAT COMPLIES WITH TEXAS ACCESSIBILITY STANDARDS, 502.6, THAT INCLUDES THE REQUIREMENTS IN SUBSECTION (A)(2)(A) SATISFIES SUBSECTION (A)(3).

M1Spacios
M.A.SPACIOS DESIGN, LLC
MARIO ALBERTO SALAS, RAS 1460
1407 CALLE DEL NORTE, STE 113,
LAREDO, TEXAS 78041
956.7446565
MASPACIOS@GMAIL.CM
Consultants

Owner Name
TU & NGUYEN INVESTMENTS
605 OAKMONT WAY
CIBOLO, TEXAS
HANGTHUYTU0609@GMAIL.COM
Owner

Project Name
87 PLAZA
702 SOUTH WASHINGTON ST
FREDERICKSBURG, TEXAS 78624
LEGAL DESCRIPTION:G E CO #50 1.951, -HWY ST & 87S
Project

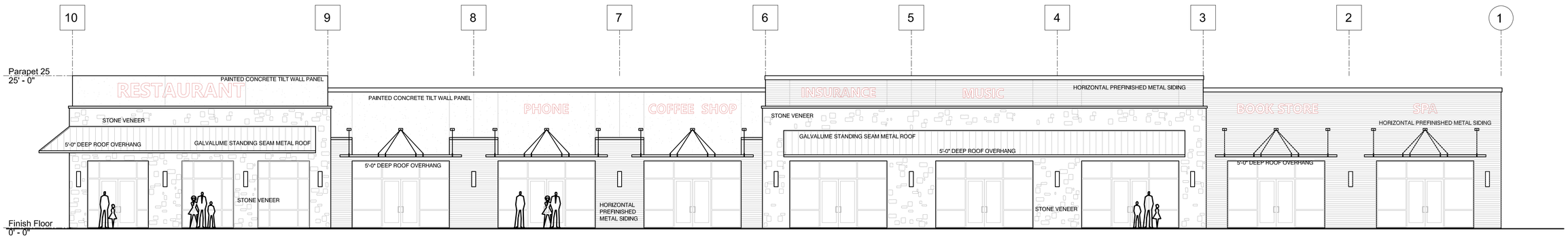
Date	Description	Revision Number
04/28/2025	PROPOSED SITE PLAN	1
05/16/2025	PROPOSED SITE PLAN	2
05/17/2025	PROPOSED SITE PLAN - 80% IMPERVIOUS COVER	3
05/19/2025	PROPOSED SITE PLAN - 80% IMPERVIOUS COVER REV.	4
Revisions

Notes

M.A.SALAS	320824	Apr. 23, 2025	ARCH. SITE PLAN	A100
Drawn by	Job No.			
M.A. SALAS	1/16" = 1'-0"			
Checked by	Scale	Date	Sheet Title	Dwg.No.

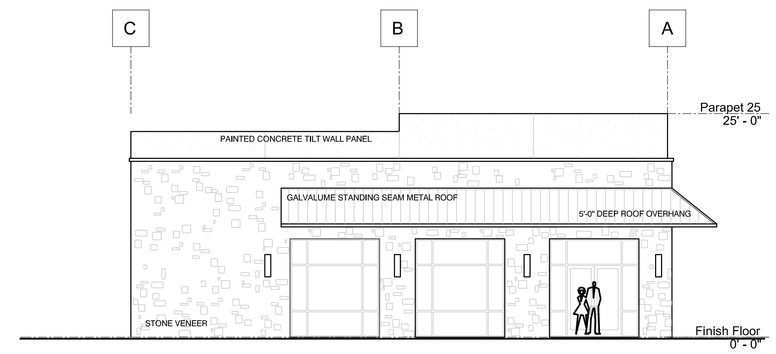
87 PLAZA
702 S. Washington St.

87 PLAZA
702 S. Washington St.



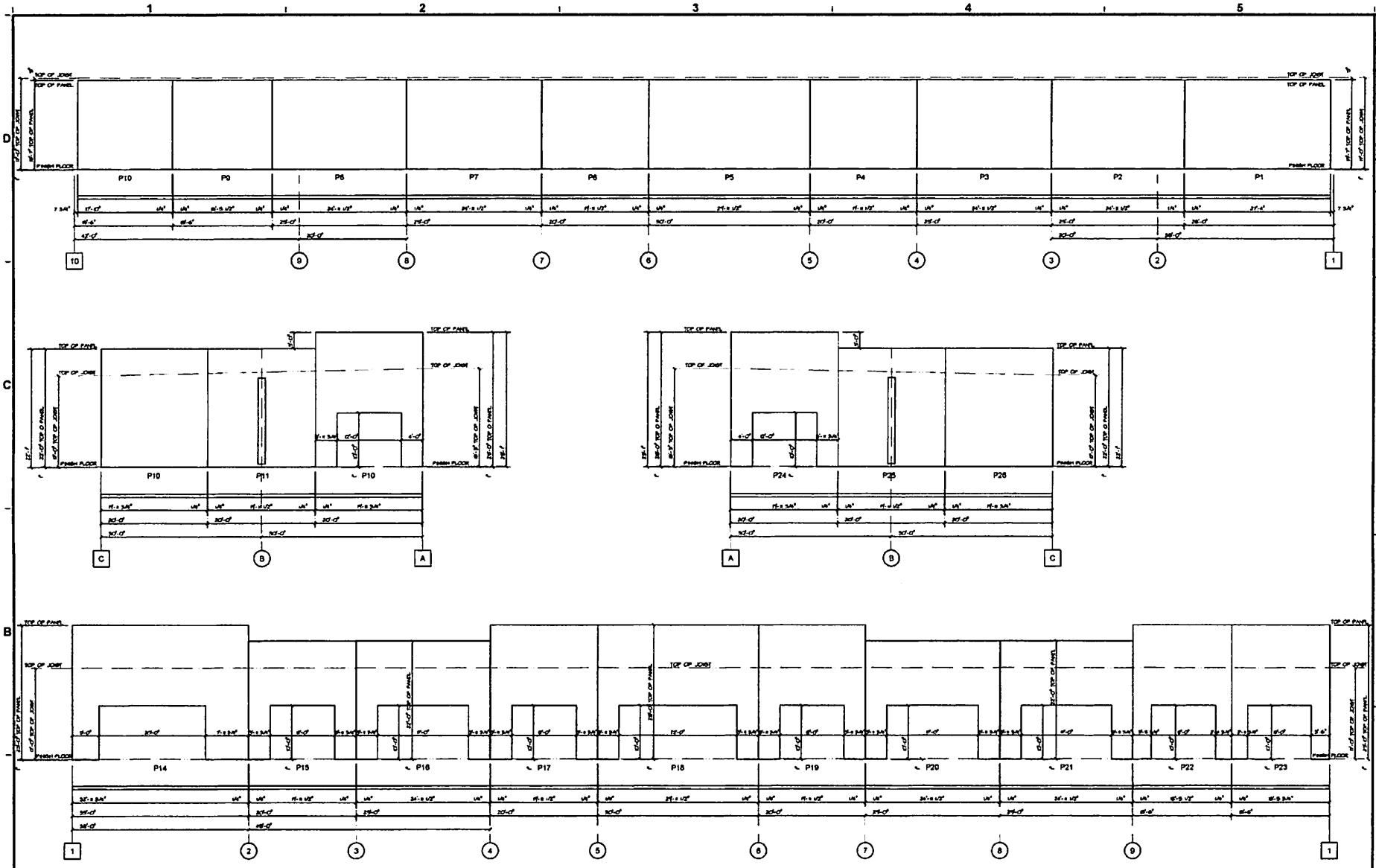
East Highway Street Elevation

1/8" : 1'-0"



South Washington Street Elevation

1/8" : 1'-0"



Wall Panel Elevations

THE PANEL ELEVATION DRAWINGS PREPARED BY THE STRUCTURAL ENGINEER SHALL BE USED FOR PLATE LOCATION AND PANEL FORM LAYOUT. ALL EMBEDDED PLATES SHOWN ON THE PANEL ELEVATIONS ARE ALSO DETAILED BY SECTION PLATE LOCATIONS AND QUANTITIES SHOWN ON THESE ELEVATIONS MAY BE USED BY THE FABRICATION DETAILER. IN CASE OF DISCREPANCY, THE INFORMATION SHOWN ON THE SECTIONS SHALL BE ADHERED TO. THE FABRICATION DETAILER IS STILL RESPONSIBLE FOR DETAILING ALL THE SPECIFIED INFORMATION REQUIRED. THE STRUCTURAL ENGINEER'S PANEL ELEVATIONS ARE VIEWED LOOKING AT THE INTERIOR FACE OF THE PANEL UNLESS NOTED OTHERWISE. PANELS SHALL BE CAST ON THE CASTING SLAB DISPLAYED FACE UP.

REVISION	DESCRIPTION	DATE

PRELIMINARY DESIGN DOCUMENT

AXIS STRUCTURAL LLC

Contact D. Ken
AXIS STRUCTURAL LLC

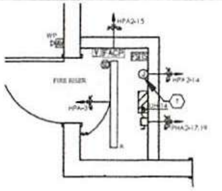
AXIS STRUCTURAL

TU & NGUYEN INVESTMENTS
605 OAKMONT WAY
CIBOLO, TEXAS

Wall Panel Elevations

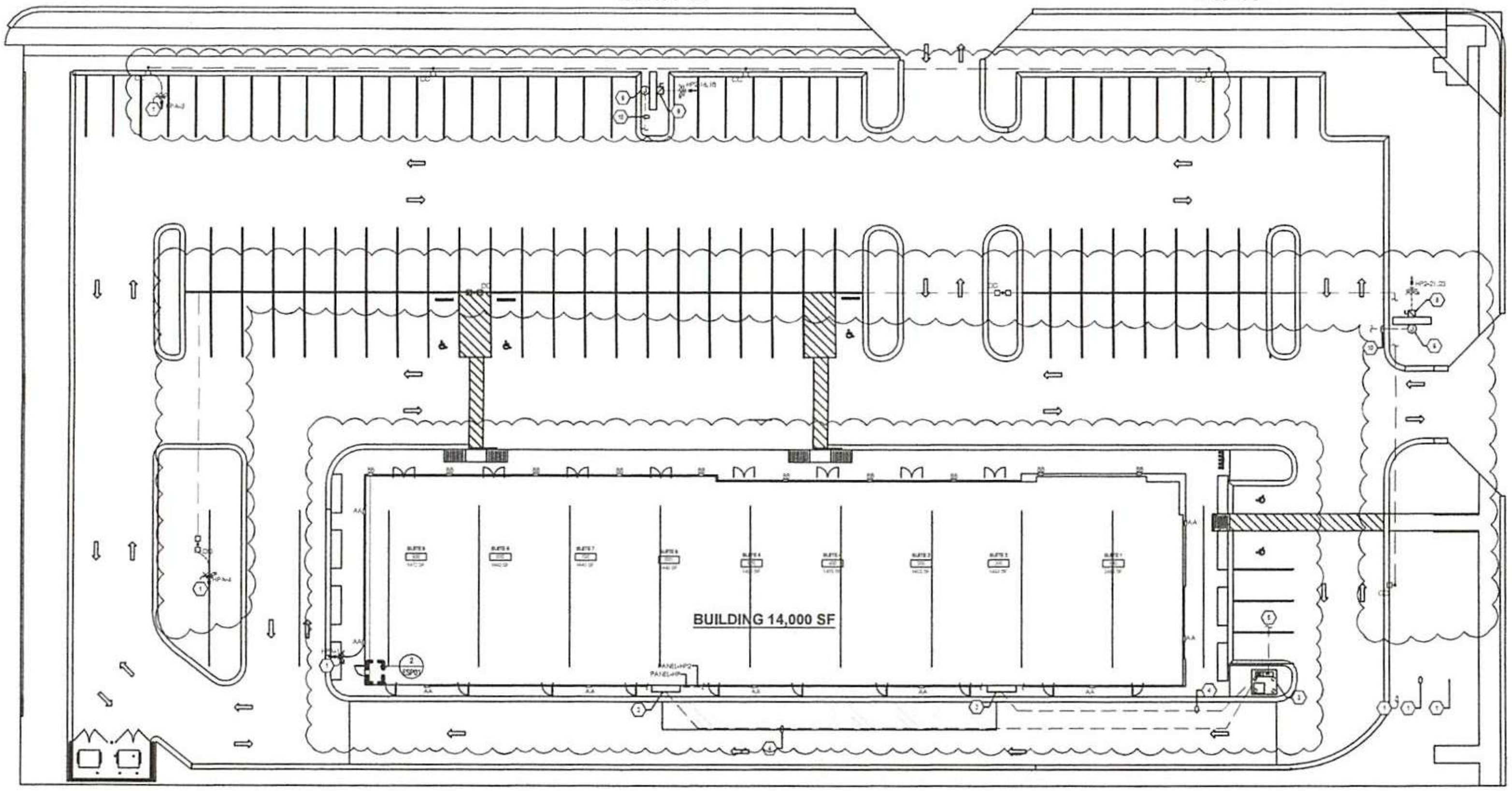
FREDERICKSBURG RETAIL
7025 SOUTH WASHINGTON ST. & E. HWY STREET
FREDERICKSBURG, TEXAS

SCALE: AS INDICATED
PROJECT NO: 24421-1
DATE: 4.17.2025
SHEET NO: S3.1



② ENLARGED FIRE RISER ROOM
3/8" = 1'-0"

NOTE: ALL LIGHTING WILL BE DARK SKY COMPLIANT, AND COMPLIANE WITH ARTICLE XV-OUTDOOR LIGHTING FROM THE CODE OF ORDINANCES FOR THE CITY OF FREDERICKSBURG, TEXAS.



① ELECTRICAL SITE PLAN
1/16" = 1'-0"

GENERAL ELECTRICAL NOTES (TO ALL SHEETS)

A. CONTRACTOR TO VERIFY ALL EXISTING MAIN POWER SERVICES AND COORDINATE WITH POWER COMPANY FOR ALL NEW REQUIREMENTS AND ALL COST ASSOCIATED. CONTRACTOR SHALL INCLUDE ANY COST FOR THE NEW TRANSFORMER AND OTHER ASSOCIATED FEES IN BID. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL FEES WITH POWER COMPANY AND TO INCLUDE IN BID. CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH POWER COMPANY AS SOON THE CONTRACT IS AWARDED TO ORDER TRANSFORMER AND THE RELATED ELECTRICAL SERVICE EQUIPMENT AS SOON AS POSSIBLE.

B. CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATION, TRENCHING AND BACKFILLING. COORDINATE WITH ALL UTILITIES PRIOR TO EXCAVATION.

C. CONTRACTOR TO VERIFY ALL EXISTING MAIN TELEPHONE SERVICES AND COORDINATE WITH TELEPHONE COMPANY FOR ALL REQUIREMENTS AND ALL COST ASSOCIATED. INCLUDE ALL COST IN BID. CONDUIT FROM MAIN TELEPHONE RISER SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.

D. ALL ELECTRICAL EQUIPMENT OUTDOORS SHALL BE RATED TYPE NEMA 3R UNLESS OTHERWISE NOTED.

E. CONTRACTOR SHALL HAVE A WORKING KNOWLEDGE OF LOCAL CODES AND ORDINANCES. ALL WORK SHALL CONFORM TO NATIONAL ELECTRICAL CODES AND ALL OTHER AUTHORITY HAVING JURISDICTION. OBTAIN PERMITS AND PAY ALL FEES. PERFORM MODIFICATIONS TO MEET CODE AND ORDINANCE REQUIREMENTS AT NO ADDITIONAL COST TO OWNER. ARCHITECT OR ENGINEER VERIFY PRIOR TO BID DATE.

F. VERIFY AT JOB SITE THE EXACT LOCATIONS OF STRUCTURAL MEMBERS SUCH AS BEAMS, COLUMNS, ETC. TO LOCATE EQUIPMENT CONDUIT, PANELS AND DEVICES. IF DEVIATIONS FROM THE DRAWING ARE NECESSARY TO MEET STRUCTURAL CONDITIONS MAKE DEVIATIONS WITHOUT ADDITIONAL COST TO OWNER, ARCHITECT, OR ENGINEER.

G. IN COOPERATION WITH OTHER CONTRACTORS, DETERMINE THE EXACT LOCATION OF EQUIPMENT AND DEVICES AND CONNECTIONS THERETO BY REFERENCE TO THE SUBMITTALS AND ROUGH-IN DRAWINGS, AND BY MEASUREMENTS AT THE SITE. REFER TO ALL OTHER TRADES SUBMITTAL FOR ELECTRICAL INFORMATION.

H. GROUND ENTIRE ELECTRICAL SYSTEM IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.

I. VERIFY AT JOB SITE GENERAL WORK TO BE DONE AS SPECIFIED, AS NOTED, OR AS REQUIRED FOR INSTALLATION ELECTRICAL SYSTEMS PRIOR TO SUBMISSION OF BIDS.

J. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND EQUIPMENT TO BE REMOVED AND REPLACED BEFORE SUBMITTING HIS BID.

K. ELECTRICAL DRAWINGS ARE DIAGRAMMATIC AND SMALL SCALE ONLY. THEY CONVEY THE INTENT OF THE WORK BUT DO NOT SHOW DETAIL SUCH AS JUNCTION AND PULL BOXES REQUIRED BY THE SPECIFICATIONS AND THE NATIONAL ELECTRICAL CODE (NEC). PROVIDE ALL MATERIALS AND METHODS CALLED FOR IN THE SPECIFICATIONS AND AS REQUIRED IN THE NEC TO PROVIDE A COMPLETE INSTALLATION OF ALL WORK.

L. ELECTRICAL DRAWINGS ARE DIAGRAMMATIC ONLY. THE CONTRACTOR IS RESPONSIBLE TO REFER TO OTHER DOCUMENTS SUBMITTED BY THE ARCHITECT/OWNER TO REFERENCE SCALE MEASUREMENTS AND COMPARE TO THE ELECTRICAL DOCUMENTS. ANY DISCREPANCIES SHALL BE BROUGHT UP THE ENGINEER ATTENTION PRIOR TO BID DATE. FAILURE TO DO THIS THE CONTRACTOR IS RESPONSIBLE TO MAKE THE NECESSARY ADJUSTMENTS FOR THIS BID.

M. ALL WIRING SHALL BE COPPER.

N. ALL SLEEVES, PENETRATIONS, ETC. SHALL BE SEALED SOLID NON-SHRINKING MATERIAL IMMEDIATELY UPON FILLING OF THE OPENING WITH PIPE OR CONDUIT.

O. ARRANGE FOR SOURCES OF TEMPORARY CONSTRUCTION SERVICES. SUCH SERVICES SHALL BE NOMINALLY 120/240V, 1-PHASE, 3-WIRE FROM WHICH A COMPLETE SYSTEM OF TEMPORARY POWER AND LIGHTING SHALL BE PROVIDED FOR ALL CONSTRUCTION NEEDS.

P. CONTRACTOR IS RESPONSIBLE TO VERIFY AND COORDINATE WITH EXISTING/NEW UNDERGROUND UTILITIES PRIOR TO ANY WORK.

Q. CONTRACTOR IS RESPONSIBLE CALL DIG-TESS: 1-800-DIG-TESS 2-BUSINESS DAYS IN ADVANCE.

KEYED NOTES: ELECTRICAL

① VIA LIGHTING RELAY PANEL "LPC1".

② NEW ELECTRICAL SERVICE EQUIPMENT. REFER TO ELECTRICAL SCHEMATIC DIAGRAM.

③ NEW POWER COMPANY PAD MOUNTED TRANSFORMER. PROVIDE CONCRETE PAD PER POWER COMPANY STANDARDS. COORDINATE COST AND INSTALLATION WITH POWER COMPANY PRIOR TO BID DATE. COORDINATE EXACT LOCATION WITH POWER COMPANY PRIOR TO ANY ROUGH-IN.

④ CONTRACTOR TO PROVIDE AND INSTALL PVC CONDUIT FROM NEW UTILITY TRANSFORMER TO NEW ELECTRICAL SERVICE EQUIPMENT PER POWER COMPANY STANDARDS. VERIFY ALL REQUIREMENTS PRIOR TO ANY ROUGH-IN. REFER TO ELECTRICAL RISER DIAGRAM.

⑤ EXTEND TO NEAREST POWER SOURCE. COORDINATE WITH LOCAL POWER COMPANY PRIOR TO ANY WORK.

⑥ RECEPTACLE FOR HVAC EQUIPMENT. SHALL BE LOCATED ADJACENT TO EQUIPMENT PER NEC REQUIREMENTS. COORDINATE EXACT LOCATION AND MOUNTING HEIGHT PRIOR TO ANY WORK.

⑦ PROVIDE J-BOX FOR FIRE SPRINKLER SYSTEM. COORDINATE EXACT LOCATION AND REQUIREMENTS PRIOR TO ANY WORK.

⑧ DISCONNECT FOR SIGN CIRCUIT. COORDINATE EXACT LOCATION

"THESE DRAWINGS ARE INTENDED FOR PERMIT PURPOSES ONLY UNDER THE AUTHORITY OF LEONARDO MUNOZ, P.E. NUMBER 97437, ON 05/19/2025. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES."
05/19/25

LEONARDO MUNOZ
97437

TRINITY
MEP ENGINEERING
3535 Moreland Dr, Ste A | Weslaco, Tx 78596
p:956.973.0500 | f:956-351-5750
www.trinitymep.com | Copyright 2022
Texas Registered Engineering Firm - F10982
Project number: 24.4.30

Consultants

M.A.SPACIOS DESING, LLC
MARIO ALBERTO SALAS, RAS 1460
1407 CALLE DEL NORTE, STE 115, LAREDO, TEXAS
78041
956.7446565
MASPACIOS@GMAIL.CM

Owner

Owner Name
TU & NGUYEN INVESTMENTS
605 OAKMONT WAY
CIBOLO, TEXAS
hangthuytu0609@gmail.com

Project

Project Name
87 PLAZA
702 SOUTH WASHINGTON ST
FREDERICKSBURG, TEXAS 78624
LEGAL DESCRIPTION:G E CO #50 1.951, -HWY ST & 87S

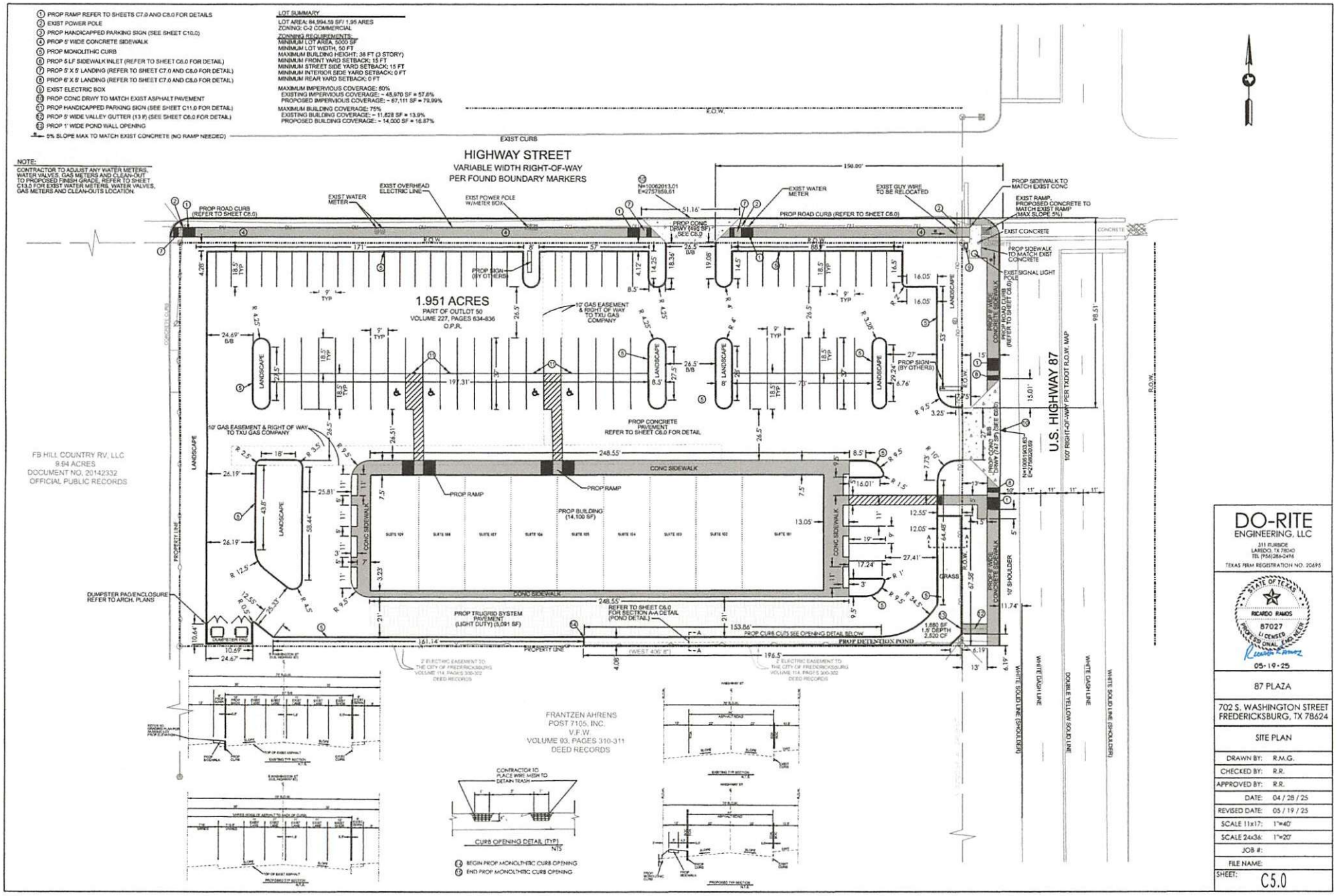
Revisions

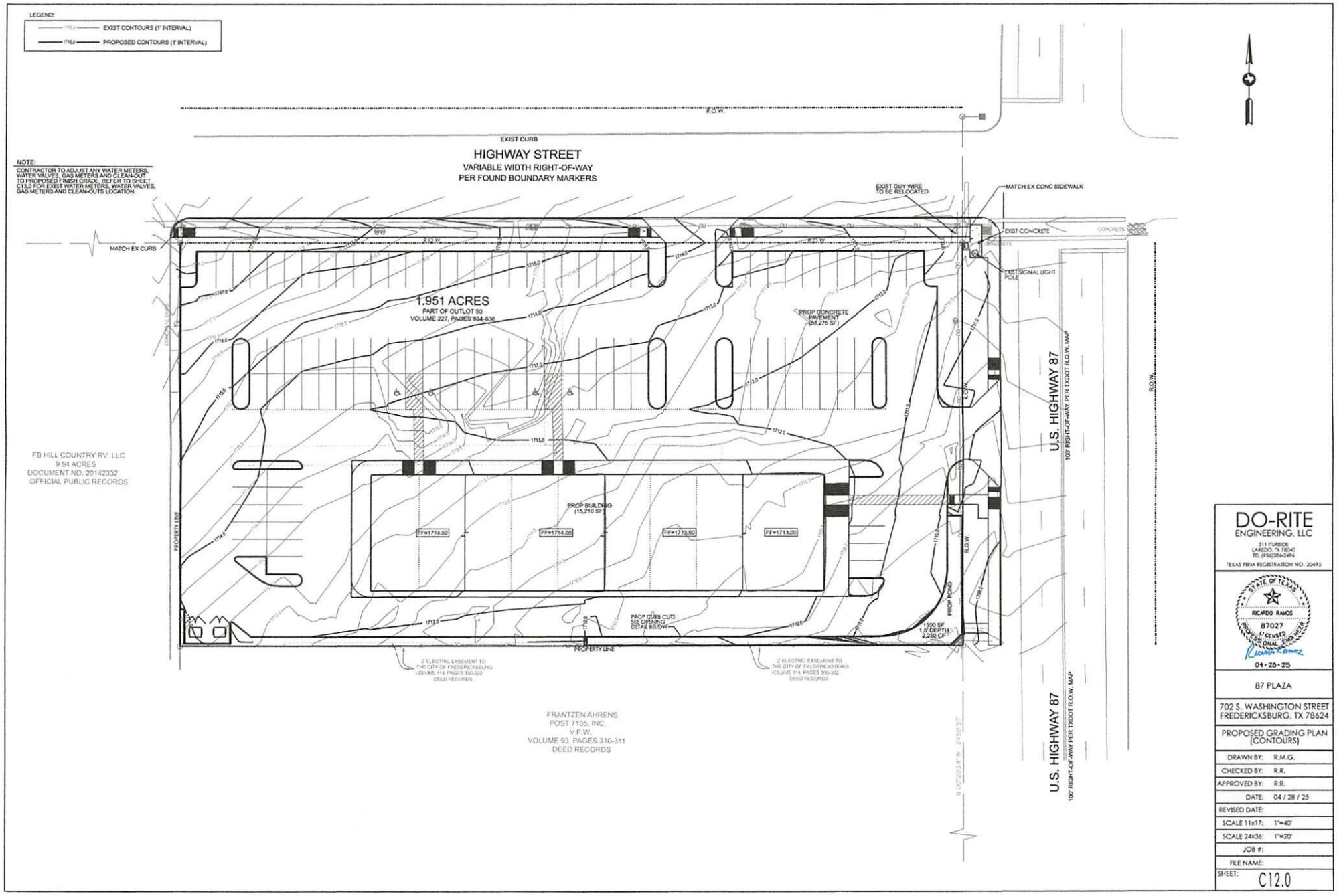
Date	Description	Revision Number
05-19-25	REVISION	1

Notes

Drawn by
Checked by

Job No. 320824
Scale: As indicated
Date: 19 May. 2025
Sheet Title
Dwg.No. ESP01


1 PROP RAMP REFER TO SHEETS C7.0 AND C8.0 FOR DETAILS
2 EXIST POWER POLE
3 PROP HANDICAPPED PARKING SIGN (SEE SHEET C10.0)
4 PROP 5' WIDE CONCRETE SIDEWALK
5 PROP MONOLITHIC CURB
6 PROP 5 LF SIDEWALK INLET (REFER TO SHEET C6.0 FOR DETAIL)
7 PROP 5' X 5' LANDING (REFER TO SHEET C7.0 AND C8.0 FOR DETAIL)
8 PROP 6' X 8' LANDING (REFER TO SHEET C7.0 AND C8.0 FOR DETAIL)
9 EXIST ELECTRIC BOX
10 PROP CONC DRWY TO MATCH EXIST ASPHALT PAVEMENT
11 PROP HANDICAPPED PARKING SIGN (SEE SHEET C11.0 FOR DETAIL)
12 PROP 5' WIDE VALLEY GUTTER (13 IF) (SEE SHEET C6.0 FOR DETAIL)
13 PROP 1' WIDE POND WALL OPENING
5% SLOPE MAX TO MATCH EXIST CONCRETE (NO RAMP NEEDED)
LOT SUMMARY
LOT AREA: 84,994.59 SF/ 1.95 ARES
ZONING: C-2 COMMERCIAL
ZONINING REQUIREMENTS:
MINIMUM LOT AREA: 5000 SF
MINIMUM LOT WIDTH: 50 FT
MAXIMUM BUILDING HEIGHT: 38 FT (3 STORY)
MINIMUM FRONT YARD SETBACK: 15 FT
MINIMUM STREET SIDE YARD SETBACK: 15 FT
MINIMUM INTERIOR SIDE YARD SETBACK: 0 FT
MINIMUM REAR YARD SETBACK: 0 FT
MAXIMUM IMPERVIOUS COVERAGE: 80%
EXISTING IMPERVIOUS COVERAGE: ~ 48,970 SF = 57.6%
PROPOSED IMPERVIOUS COVERAGE: ~ 67,111 SF = 79.99%
MAXIMUM BUILDING COVERAGE: 75%
EXISTING BUILDING COVERAGE: ~ 11,628 SF = 13.9%
PROPOSED BUILDING COVERAGE: ~ 14,000 SF = 16.87%
NOTE:
CONTRACTOR TO ADJUST ANY WATER METERS, WATER VALVES, GAS METERS AND CLEAN-OUT TO PROPOSED FINISH GRADE. REFER TO SHEET C13.0 FOR EXIST WATER METERS, WATER VALVES, GAS METERS AND CLEAN-OUTS LOCATION.
HIGHWAY STREET
VARIABLE WIDTH RIGHT-OF-WAY
PER FOUND BOUNDARY MARKERS
EXIST CURB
R.O.W.
EXIST WATER METER
EXIST OVERHEAD ELECTRIC LINE
EXIST POWER POLE W/METER BOX
PROP ROAD CURB (REFER TO SHEET C6.0)
PROP CONC DRWY (495 SF) (SEE C6.0)
EXIST GUY WIRE TO BE RELOCATED
PROP SIDEWALK TO MATCH EXIST CONC
EXIST RAMP. PROPOSED CONCRETE TO MATCH EXIST RAMP (MAX SLOPE 5%)
EXIST CONCRETE
EXIST SIGNAL LIGHT POLE
1.951 ACRES
PART OF OUTLOT 50
VOLUME 227, PAGES 634-836
O.P.R.
10' GAS EASEMENT & RIGHT OF WAY TO TXU GAS COMPANY
PROP SIGN (BY OTHERS)
PROP CONCRETE PAVEMENT REFER TO SHEET C6.0 FOR DETAIL
LANDSCAPE
CONC SIDEWALK
PROP RAMP
PROP BUILDING (14,100 SF)
SUITE 101
SUITE 102
SUITE 103
SUITE 104
SUITE 105
SUITE 106
SUITE 107
SUITE 108
SUITE 109
PROP TRUGRID SYSTEM PAVEMENT (LIGHT DUTY) (8,091 SF)
REFER TO SHEET C6.0 FOR SECTION A-A DETAIL (POND DETAIL)
PROP CURB CUTS SEE OPENING DETAIL BELOW
PROP DETENTION POND
1,880 SF 1.5' DEPTH 2,820 CF
DUMPSTER PAD/ENCLOSURE REFER TO ARCH. PLANS
DUMPSTER PAD
PROPERTY LINE
FB HILL COUNTRY RV, LLC
9.94 ACRES
DOCUMENT NO. 20142332
OFFICIAL PUBLIC RECORDS
FRANTZEN AHRENS POST 7105, INC.
V.F.W.
VOLUME 93, PAGES 310-311
DEED RECORDS
2' ELECTRIC EASEMENT TO THE CITY OF FREDERICKSBURG VOLUME 114, PAGES 300-302 DEED RECORDS
U.S. HIGHWAY 87
100' RIGHT-OF-WAY PER TXDOT R.O.W. MAP
PROP 4' WIDE CONCRETE SIDEWALK
PROP ROAD CURB (REFER TO SHEET C6.0)
PROP CONC DRWY (147 SF) (SEE C6.0)
10' SHOULDER
GRASS
WHITE DASH LINE
DOUBLE YELLOW SOLID LINE
WHITE SOLID LINE (SHOULDER)
CONTRACTOR TO PLACE WIRE MESH TO DETAIN TRASH
CURB OPENING DETAIL (TYP)
NTS
BEGIN PROP MONOLITHIC CURB OPENING
END PROP MONOLITHIC CURB OPENING
DO-RITE ENGINEERING, LLC
311 FLORIDA
LAREDO, TX 78040
TEL (956)286-0496
TEXAS FIRM REGISTRATION NO. 20695
STATE OF TEXAS
RICARDO RAMOS
87027
LICENSED
PROFESSIONAL ENGINEER
05-19-25
87 PLAZA
702 S. WASHINGTON STREET
FREDERICKSBURG, TX 78624
SITE PLAN
DRAWN BY: R.M.G.
CHECKED BY: R.R.
APPROVED BY: R.R.
DATE: 04 / 28 / 25
REVISED DATE: 05 / 19 / 25
SCALE 11x17: 1"=40'
SCALE 24x36: 1"=20'
JOB #:
FILE NAME:
SHEET: C5.0


LEGEND:
EXIST CONTOURS (1' INTERVAL)
PROPOSED CONTOURS (1' INTERVAL)
NOTE:
CONTRACTOR TO ADJUST ANY WATER METERS, WATER VALVES, GAS METERS AND CLEAN-OUT TO PROPOSED FINISH GRADE. REFER TO SHEET C1.0 FOR EXIST WATER METERS, WATER VALVES, GAS METERS AND CLEAN-OUTS LOCATION.
R.O.W.
EXIST CURB
HIGHWAY STREET
VARIABLE WIDTH RIGHT-OF-WAY
PER FOUND BOUNDARY MARKERS
EXIST GUY WIRE TO BE RELOCATED
MATCH EX CONC SIDEWALK
EXIST CONCRETE
EXIST SIGNAL LIGHT POLE
MATCH EX CURB
1.951 ACRES
PART OF OUTLOT 50
VOLUME 227, PAGES 834-836
PROP CONCRETE PAVEMENT (88,275 SF)
U.S. HIGHWAY 87
100' RIGHT-OF-WAY PER TXDOT R.O.W. MAP
FB HILL COUNTRY RV, LLC
9.94 ACRES
DOCUMENT NO. 20142332
OFFICIAL PUBLIC RECORDS
PROP BUILDING (15,210 SF)
FF=1714.50
FF=1714.00
FF=1713.50
FF=1713.00
PROPERTY LINE
PROP CURB CUTS SEE OPENING DETAIL BELOW
PROP POND
1500 SF 1.0' DEPTH 2,250 CF
2' ELECTRIC EASEMENT TO THE CITY OF FREDERICKSBURG VOLUME 114, PAGES 300-302 DEED RECORDS
FRANTZEN AHRENS POST 7105, INC. V.F.W. VOLUME 93, PAGES 310-311 DEED RECORDS
DO-RITE ENGINEERING, LLC
311 PLUMBOIS
LAREDO, TX 78040
TEL (956)286-2496
TEXAS FIRM REGISTRATION NO. 20493
STATE OF TEXAS
RICARDO RAMOS
87027
LICENSED
PROFESSIONAL ENGINEER
04-28-25
87 PLAZA
702 S. WASHINGTON STREET
FREDERICKSBURG, TX 78624
PROPOSED GRADING PLAN (CONTOURS)
DRAWN BY: R.M.G.
CHECKED BY: R.R.
APPROVED BY: R.R.
DATE: 04 / 28 / 25
REVISED DATE:
SCALE 11x17: 1"=40'
SCALE 24x36: 1"=20'
JOB #:
FILE NAME:
SHEET: C12.0

Use this

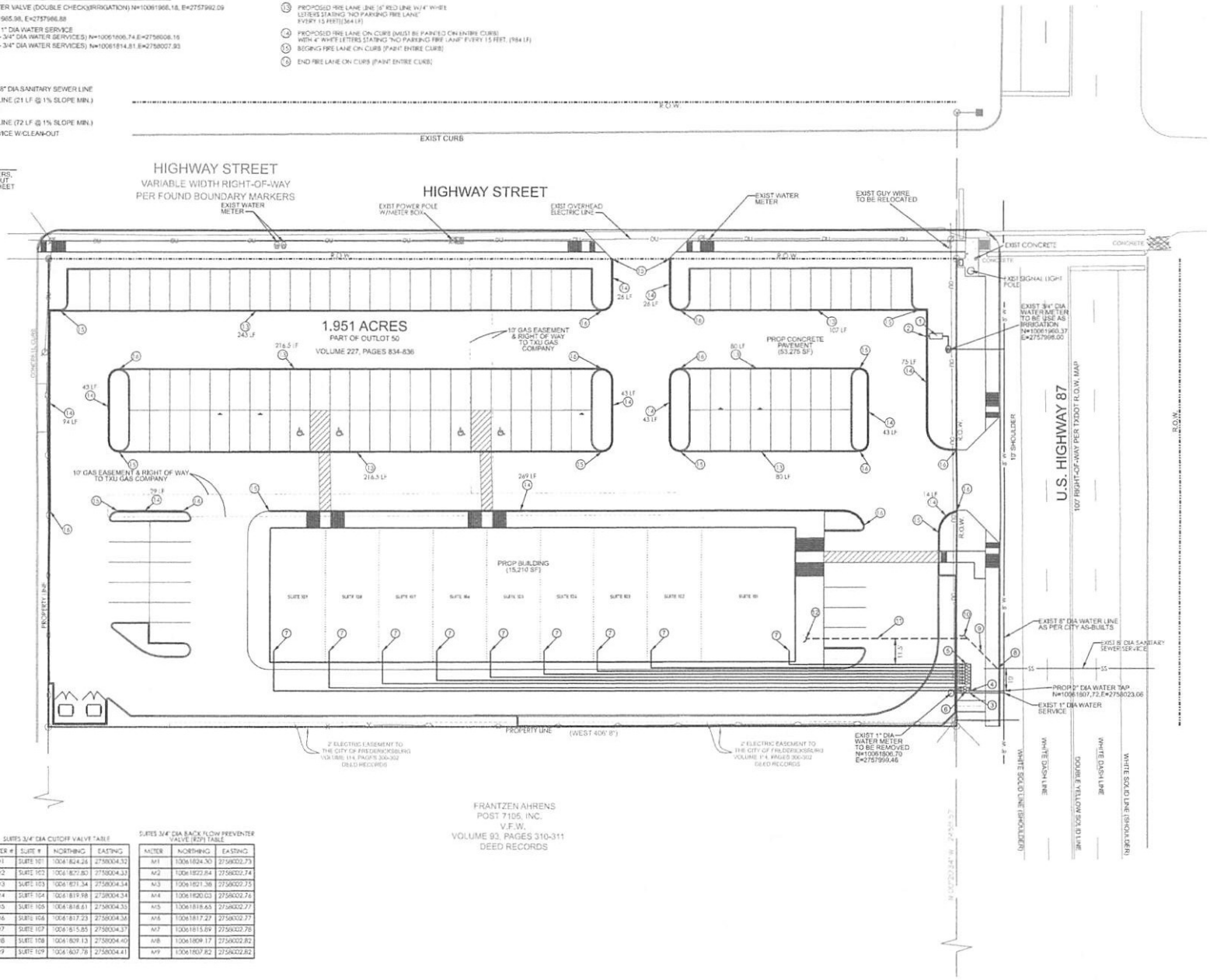
LEGEND:

1. PROP 3/4" DIA BACK FLOW PREVENTER VALVE (DOUBLE CHECK)(IRRIGATION) N=10061968.18, E=2757992.09
2. PROP IRRIGATION SERVICE N=10061965.98, E=2757996.88
3. PROP 1" DIA CONNECTION TO EXIST 1" DIA WATER SERVICE
   PROP MULTIPLE WATER SERVISE (2 - 3/4" DIA WATER SERVICES) N=10061806.74,E=2758008.16
4. PROP MULTIPLE WATER SERVISE (7 - 3/4" DIA WATER SERVICES) N=10061814.81,E=2758007.93
5. PROP SUITE 101 METER (M1)
6. PROP SUITE 109 METER (M9)
7. PROP 3/4" DIA WATER SERVICE
8. PROP 6" DIA CONNECTION TO EXIST 8" DIA SANITARY SEWER LINE
9. PROP 6" DIA PVC SANITARY SEWER LINE (21 LF @ 1% SLOPE MIN.)
10. PROP 6" DIA CLEAN-OUT
11. PROP 6" DIA PVC SANITARY SEWER LINE (72 LF @ 1% SLOPE MIN.)
12. PROP 6" DIA. SANITARY SEWER SERVICE W/CLEAN-OUT

FIRE LANE LEGEND:

13. PROPOSED FIRE LANE LINE (6" RED LINE W/4" WHITE LETTERS STATING "NO PARKING FIRE LANE" EVERY 15 FEET)(364 LF)
14. PROPOSED FIRE LANE ON CURB (MUST BE PAINTED ON ENTIRE CURB) WITH 4" WHITE LETTERS STATING "NO PARKING FIRE LANE" EVERY 15 FEET. (984 LF)
15. BEGING FIRE LANE ON CURB (PAIN" ENTIRE CURB)
16. END FIRE LANE ON CURB (PAIN" ENTIRE CURB)

NOTE:
CONTRACTOR TO ADJUST ANY WATER METERS, WATER VALVES, GAS METERS AND CLEAN-OUT TO PROPOSED FINISH GRADE. REFER TO SHEET C12.0.



SUITES 3/4" DIA WATER METER TABLE

METER	NORTHING	EASTING
SUITE 101	10061824.26	2758006.08
SUITE 102	10061822.81	2758006.08
SUITE 103	10061821.36	2758006.09
SUITE 104	10061820.00	2758006.10
SUITE 105	10061818.67	2758006.11
SUITE 106	10061817.24	2758006.11
SUITE 107	10061813.86	2758006.12
SUITE 108	10061809.14	2758006.11
SUITE 109	10061807.78	2758006.11

SUITES 3/4" DIA CUTOFF VALVE TABLE

METER #	SUITE #	NORTHING	EASTING
M1	SUITE 101	10061824.26	2758004.32
M2	SUITE 102	10061822.80	2758004.33
M3	SUITE 103	10061821.34	2758004.34
M4	SUITE 104	10061819.98	2758004.34
M5	SUITE 105	10061818.61	2758004.33
M6	SUITE 106	10061817.23	2758004.36
M7	SUITE 107	10061815.85	2758004.37
M8	SUITE 108	10061809.13	2758004.40
M9	SUITE 109	10061807.78	2758004.41

SUITES 3/4" DIA BACK FLOW PREVENTER VALVE (RZP) TABLE

METER	NORTHING	EASTING
M1	10061824.30	2758002.73
M2	10061822.84	2758002.74
M3	10061821.36	2758002.75
M4	10061820.03	2758002.76
M5	10061818.65	2758002.77
M6	10061817.27	2758002.77
M7	10061815.89	2758002.78
M8	10061809.17	2758002.82
M9	10061807.82	2758002.82

DO-RITE ENGINEERING, LLC
311 PURDUE
LAREDO, TX 78040
TEL: (956)286-2496
TEXAS FIRM REGISTRATION NO. 20695

STATE OF TEXAS
RICARDO RAMOS
87027
LICENSED
PROFESSIONAL ENGINEER
04-28-25

87 PLAZA

702 S. WASHINGTON STREET
FREDERICKSBURG, TX 78624

UTILITY DISTRIBUTION AND FIRE LANE PLAN

DRAWN BY:	R.M.G.
CHECKED BY:	R.R.
APPROVED BY:	R.R.
DATE:	04 / 28 / 25
REVISED DATE:	
SCALE 11x17:	1"=40'
SCALE 24x36:	1"=20'
JOB #:	
FILE NAME:	
SHEET:	C13.0

LEGEND:

EX BUILDING AREA: 11,828 SF (0.271 AC)

EX DIRT AREA: 36,023.98 SF (0.828 AC)

EX GRAVEL PAVEMENT AREA:30,866.09 SF (0.708 AC)

EX ASPHALT PAVEMENT AREA: 3,338.32 SF (0.077 AC)

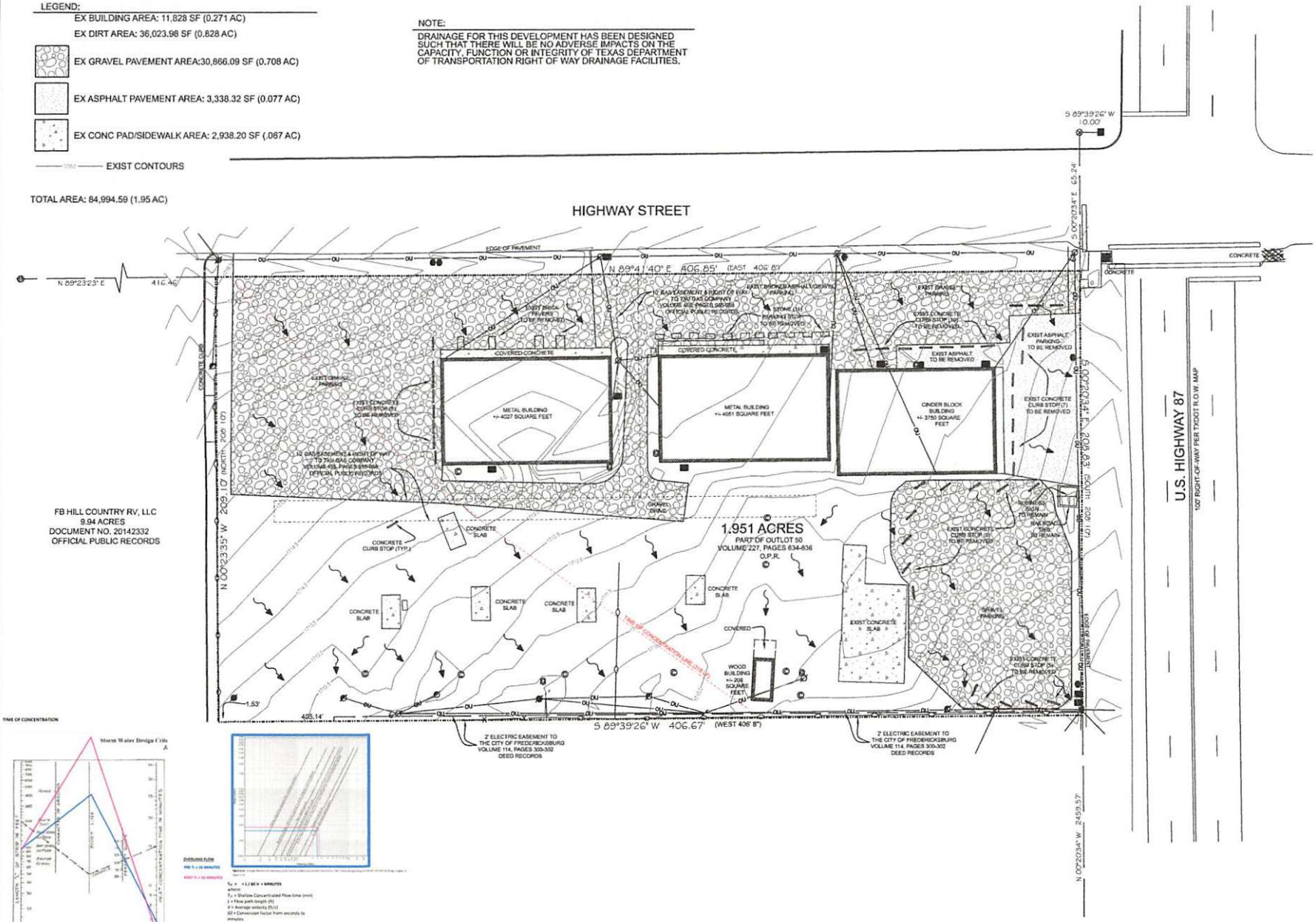
EX CONC PAD/SIDEWALK AREA: 2,938.20 SF (.067 AC)

EXIST CONTOURS

TOTAL AREA: 84,994.59 (1.95 AC)

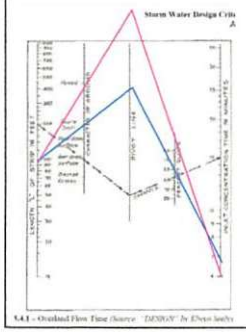
NOTE:

DRAINAGE FOR THIS DEVELOPMENT HAS BEEN DESIGNED SUCH THAT THERE WILL BE NO ADVERSE IMPACTS ON THE CAPACITY, FUNCTION OR INTEGRITY OF TEXAS DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DRAINAGE FACILITIES.



FB HILL COUNTRY RV, LLC
9.94 ACRES
DOCUMENT NO. 20142332
OFFICIAL PUBLIC RECORDS

TIME OF CONCENTRATION



OVERLAND FLOW

PRE: $T_c = 10$ MINUTES

POST: $T_c = 10$ MINUTES

$T_c = t + L / 60 V$ = MINUTES

where:

T_c = Shallow Concentrated Flow time (min)

L = Flow path length (ft)

V = Average velocity (ft/s)

60 = Conversion factor from seconds to minutes

PRE:

$T_{sc} = 208 / 60 / 2.5 = 2$ min

$Tc = T_c + T_{sc} = 10 + 2 = 12$ minutes

POST:

$T_{sc} = 48 / 60 / 2.1 = 1$ min

$Tc = T_c + T_{sc} = 10 + 1 = 11$ minutes

9.4.1 – Overland Flow Time (Source: "DRAINS" by Elwyn Seelye)

DO-RITE
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STATE OF TEXAS
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87027
PROFESSIONAL ENGINEER
04-28-25

87 PLAZA

702 S. WASHINGTON STREET
FREDERICKSBURG, TX 78624

PRE-DRAINAGE CONDITIONS EXHIBIT

DRAWN BY:	R.M.G.
CHECKED BY:	R.R.
APPROVED BY:	R.R.
DATE:	04 / 28 / 25
REVISED DATE:	
SCALE 11x17:	1"=40'
SCALE 24x36:	1"=20'
JOB #:	
FILE NAME:	
SHEET:	C18.0

LEGEND:

DIRT AREA: 6,000.00 SF (0.14 AC)

PROP BUILDING AREA:14,100.00 SF (0.32 AC)

PROP CONC SIDEWALK INSIDE PROPERTY AREA: 4,100.00 SF (0.10 AC)

PROP CONC PAVEMENT AREA: 60,794.59 SF (1.39 AC)

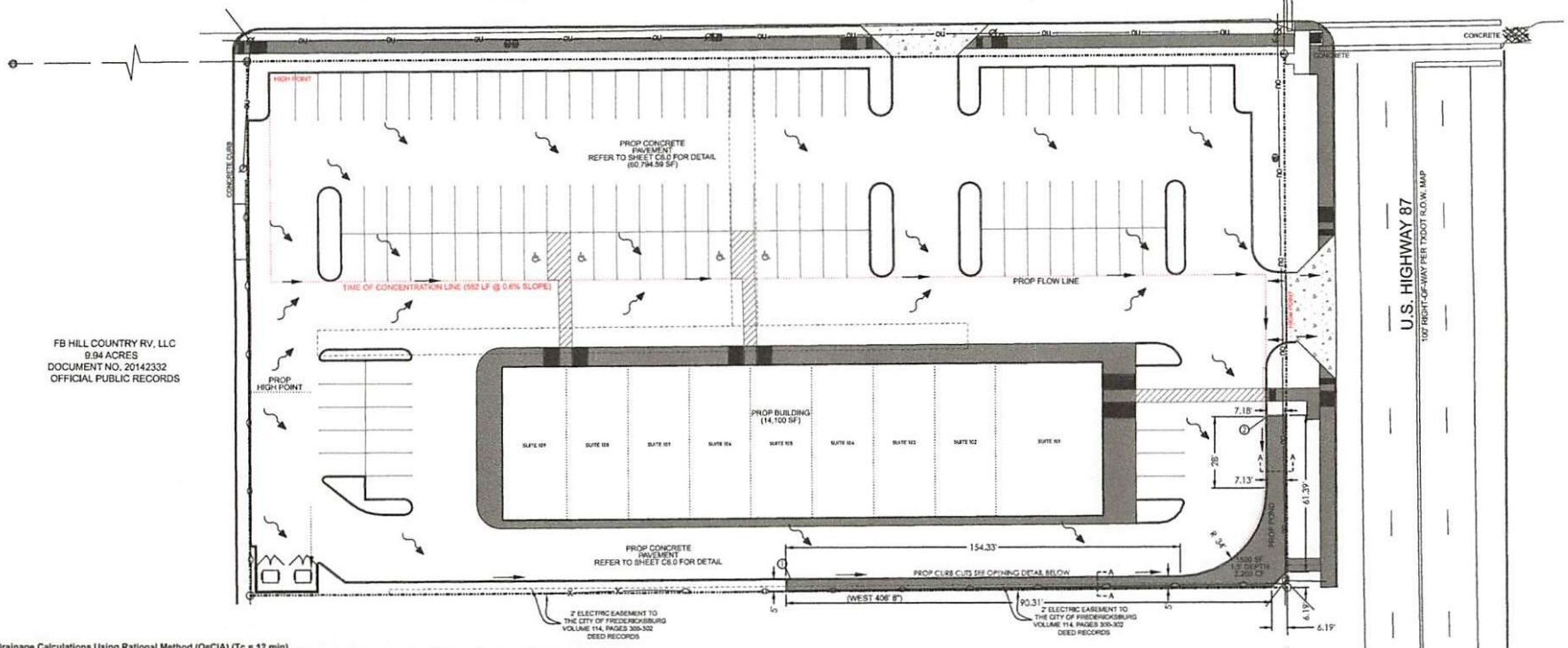
TOTAL AREA: 84,994.59 (1.95 AC)

NOTE:

DRAINAGE FOR THIS DEVELOPMENT HAS BEEN DESIGNED SUCH THAT THERE WILL BE NO ADVERSE IMPACTS ON THE CAPACITY, FUNCTION OR INTEGRITY OF TEXAS DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DRAINAGE FACILITIES.

WATER FLOW DIRECTION

FLOW CONCENTRATION LINE DIRECTION



FB HILL COUNTRY RV, LLC
9.94 ACRES
DOCUMENT NO. 20142332
OFFICIAL PUBLIC RECORDS

FRANTZEN AHRENS
POST 7105, INC.
V.F.W.
VOLUME 93, PAGES 310-311
DEED RECORDS

Drainage Calculations Using Rational Method (Q=CIA) (Tc = 12 min)

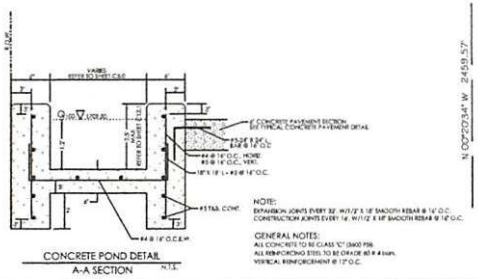
PRE DESIGN	Area, SF	Area, Ac	C	$*I_2$	$*I_5$	$*I_{10}$	$*I_{25}$	$*I_{50}$	$*I_{100}$	Q_2	Q_{10}	Q_{25}	Q_{100}
Exist Building Area	11,828	0.27	1.00	4.55	6.02	7.11	8.26	9.49	10.32	1.24	1.93	2.24	2.80
Exist Dirt Area	36,024	0.83	0.67	4.55	6.02	7.11	8.26	9.49	10.32	2.52	3.94	4.58	5.72
Exist Caliche Gravel Area	30,866	0.71	1.00	4.55	6.02	7.11	8.26	9.49	10.32	3.22	5.04	5.85	7.31
Exist Asphalt/Conc Area	3,338	0.08	1.00	4.55	6.02	7.11	8.26	9.49	10.32	0.35	0.54	0.63	0.79
Exist Conc Area	2,938	0.07	1.00	4.55	6.02	7.11	8.26	9.49	10.32	0.31	0.48	0.56	0.70
Total (Commercial)	**84994**	**1.951**	**0.86**							**7.64**	**11.93**	**13.86**	**17.32**

Drainage Calculations Using Rational Method (Q=CIA) (Tc = 13 min)

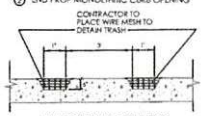
POST DESIGN	Area, SF	Area, Ac	C_{avg}	$*I_2$	$*I_5$	$*I_{10}$	$*I_{25}$	$*I_{50}$	$*I_{100}$	Q_2	Q_{10}	Q_{25}	Q_{100}
Prop Dirt Area	7,500	0.17	0.67	4.38	5.80	6.85	7.96	9.15	9.95	0.51	0.79	0.92	1.15
Prop Building Area	14,100	0.32	1.00	4.38	5.80	6.85	7.96	9.15	9.95	1.42	2.22	2.58	3.22
Prop Conc/Swlk Area	4,100	0.09	1.00	4.38	5.80	6.85	7.96	9.15	9.95	0.41	0.64	0.75	0.94
Prop Conc Pavt Area	59,295	1.36	1.00	4.38	5.80	6.85	7.96	9.15	9.95	5.96	9.32	10.84	13.54
Total (Commercial)	**84995**	**1.951**	**0.97**							**8.30**	**12.98**	**15.08**	**18.85**
NET DIFF., cfs										**0.66**	**1.04**	**1.22**	**1.53**

* based on NOAA Atlas 14

Storage Required	**1,757 (Ft^3)**	**0.040 (Acre-Ft)**



CONCRETE POND DETAIL
A-A SECTION
N.T.S.



CURB OPENING DETAIL (TYP)
N.T.S.

DO-RITE
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TEXAS FIRM REGISTRATION NO. 20695

STATE OF TEXAS
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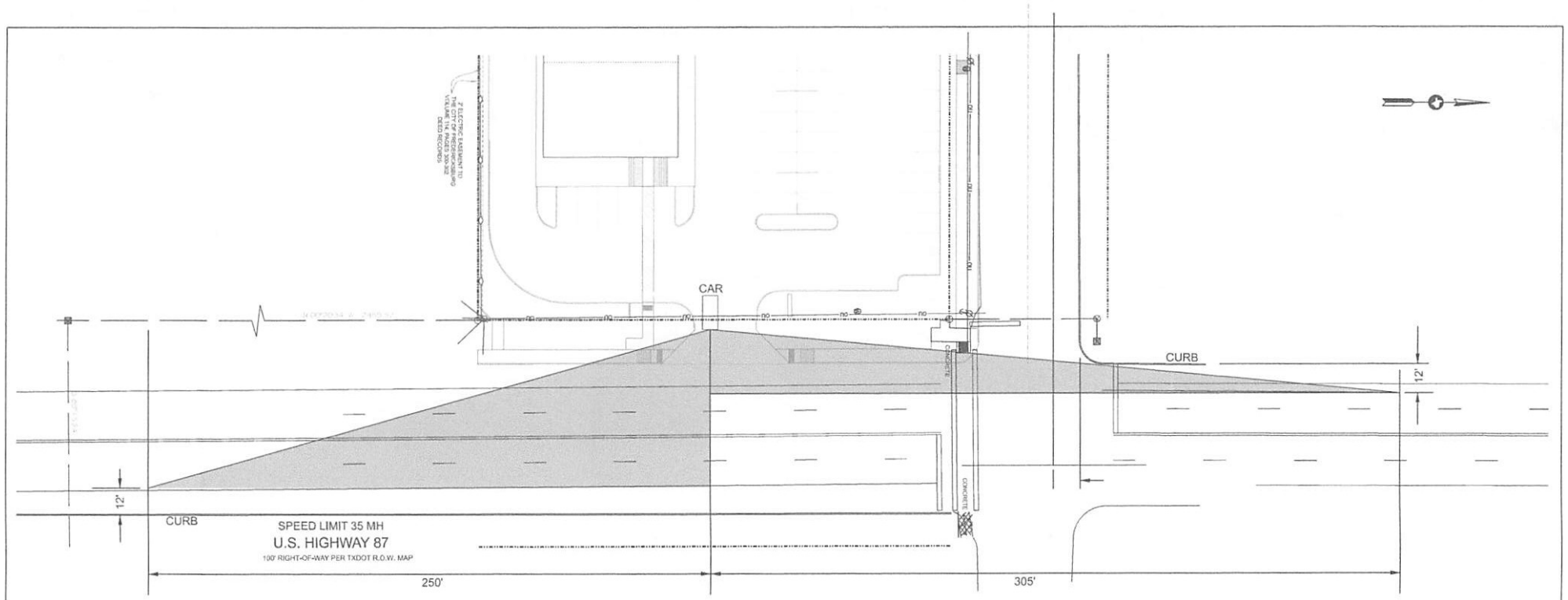
87027
LICENSED
PROFESSIONAL ENGINEER
04-28-25

87 PLAZA

702 S. WASHINGTON STREET
FREDERICKSBURG, TX 78624

POST-DRAINAGE CONDITIONS EXHIBIT

DRAWN BY:	R.M.G.
CHECKED BY:	R.R.
APPROVED BY:	R.R.
DATE:	04 / 28 / 25
REVISED DATE:	
SCALE 11x17:	1"=40'
SCALE 24x36:	1"=20'
JOB #:	
FILE NAME:	
SHEET:	C19.0



SIGHT DISTANCE STANDARDS

DESIGN SPEED	CONTROLLED INTERSECTION SIGHT DISTANCE	CONTROLLED INTERSECTION, LEFT TURN FROM MINOR ROAD SIGHT DISTANCE	UNCONTROLLED INTERSECTION, SIGHT DISTANCE
15 mph	80'	105'	70'
20 mph	115'	145'	90'
25 mph	155'	195'	115'
30 mph	200'	245'	140'
35 mph	250'	305'	165'

DO-RITE
ENGINEERING, LLC
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TEL (956)286-2496
TEXAS FIRM REGISTRATION NO. 20695

STATE OF TEXAS
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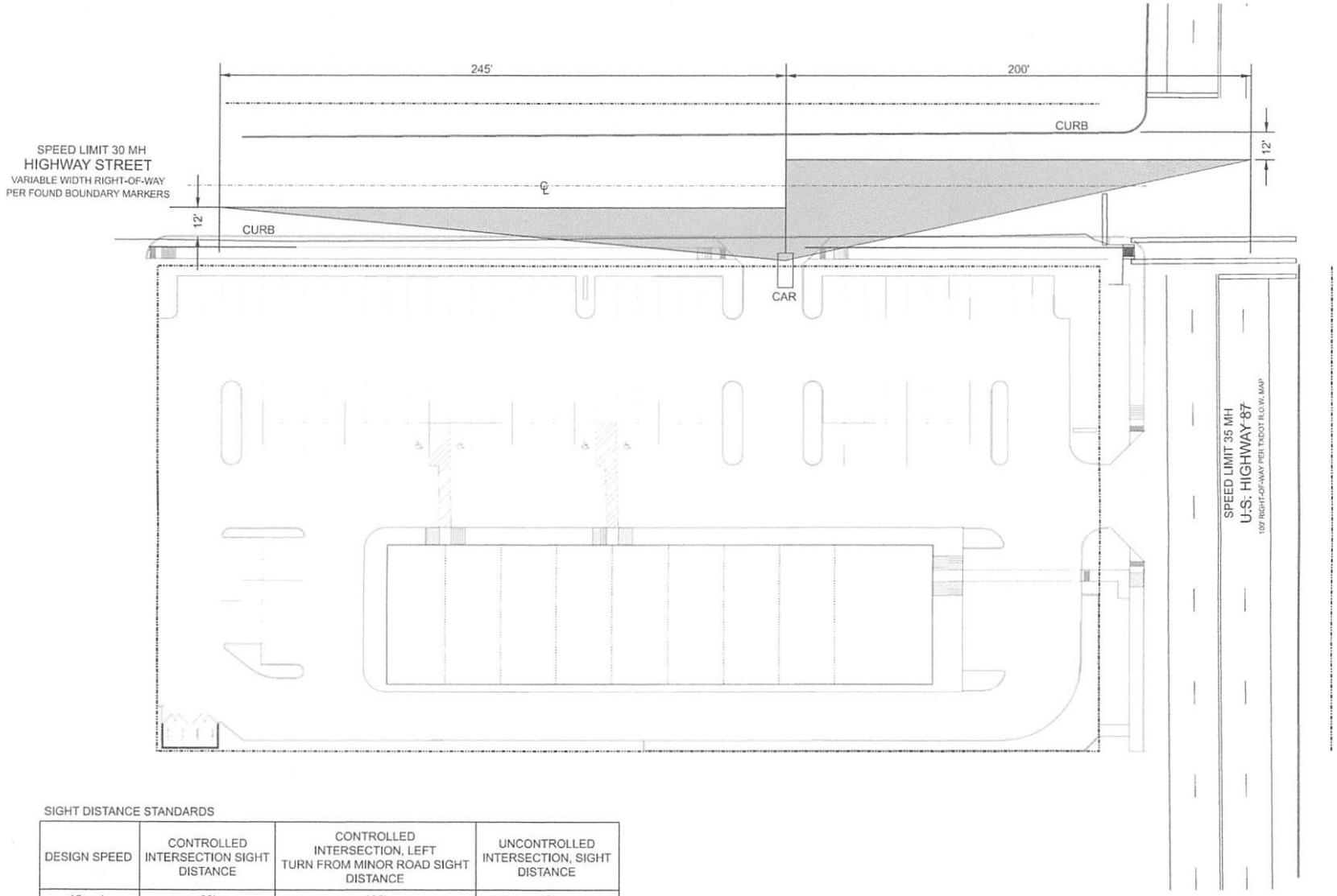
87027
LICENSED
PROFESSIONAL ENGINEER
05-14-25

87 PLAZA

702 S. WASHINGTON STREET
FREDERICKSBURG, TX 78624

DRIVEWAY SIGHT DISTANCES EXHIBIT
U.S. HIGHWAY 87

DRAWN BY:	R.M.G.
CHECKED BY:	R.R.
APPROVED BY:	R.R.
DATE:	04 / 28 / 25
REVISED DATE:	05 / 14 / 25
SCALE 11x17:	1"=40'
SCALE 24x36:	1"=20'
JOB #:	
FILE NAME:	
SHEET:	



SIGHT DISTANCE STANDARDS

DESIGN SPEED	CONTROLLED INTERSECTION SIGHT DISTANCE	CONTROLLED INTERSECTION, LEFT TURN FROM MINOR ROAD SIGHT DISTANCE	UNCONTROLLED INTERSECTION, SIGHT DISTANCE
15 mph	80'	105'	70'
20 mph	115'	145'	90'
25 mph	155'	195'	115'
30 mph	200'	245'	140'
35 mph	250'	305'	165'

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05-14-25

87 PLAZA

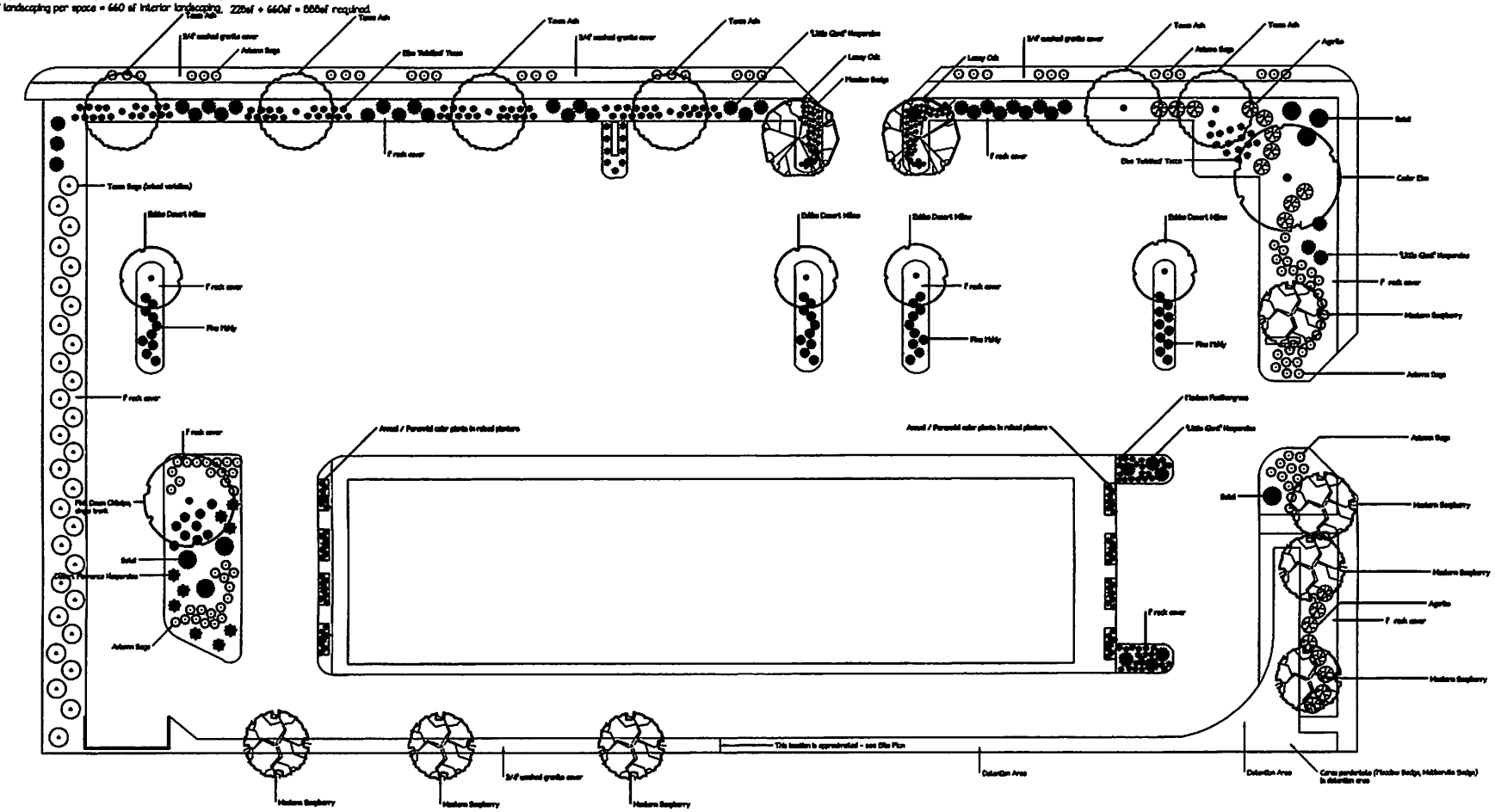
702 S. WASHINGTON STREET
FREDERICKSBURG, TX 78624

DRIVEWAY SIGHT DISTANCES EXHIBIT
HIGHWAY STREET DRIVEWAY

DRAWN BY:	R.M.G.
CHECKED BY:	R.R.
APPROVED BY:	R.R.
DATE:	04 / 28 / 25
REVISED DATE:	05 / 14 / 25
SCALE 11x17:	1"=40'
SCALE 24x36:	1"=20'
JOB #:	
FILE NAME:	
SHEET:	

Estimated 27,776 "other vehicular areas" requiring landscaping.
27,726sf - 5000sf deduction = 22,726sf x 1 sf landscape per 100 sf of paved area yields 228sf landscaped interior area.
66 interior parking spaces x 10sf landscaping per space = 660 sf interior landscaping. 228sf + 660sf = 888sf required.

Interior trees: 1 per 100sf of required landscape area 888sf / 100 = 88 trees required. Proposed interior trees = 5



REVISION HISTORY

Revision 1. Added western extent of detention area. Moved callout location for washed granite cover at South end. Added callouts for Detention Area.
Revision 2. Added footprint for monument signs at 2 locations. Added pervious landscaped area around sign on Highway Street. Added / adjusted plantings around signs.
Revision 3. Corrected REV2 notes to say pervious instead of impervious. Modified (changed font) and moved location of notes related to landscaped areas and tree counts. Modified (changed font) of Revision History notes. May 16 2025
Revision 4. Revised parking island areas per revised site plan. Added callout for ground cover at (now green) detention area. May 19 2025

702 South Washington Landscape Site Plan Fredericksburg, Texas		
client:		
scale 1/16" = 1 foot	date 05.16.2025	revision 4. see revision history
drawn by Friendly Natives	checked by	drawing # 042525-1

N

Friendly Natives
1107 N. Llano
Fredericksburg, Texas 78624
830-998-2870
Matt Kolodzie

SITE PLAN/ENTRY CORRIDOR/OFF STREET PARKING APPLICATION

All items on the attached Site Plan Checklist must be submitted with a complete application. Email all documents to jmusgrove@fbgtx.org.

A. Project Information

Project Name: 87 PLAZA

Project Address: 702 S. Washington

Parcel ID Numbers: 27473

B. Application Type: Check all that apply

- [ ] Administrative Site Plan - $400.00
- [x] P&Z Site Plan - $500.00
- [x] Entry Corridor Design Guidelines and Standards - $100.00
- [ ] Off-Site Parking Agreement - $200.00
- [x] DRC Review comments - $250

C. Applicant/Owner Information

Property Owner

Owner Name: Tu & Nguyen Investments, LLC

Owner Address: 605 Oakmont Way, Cibolo, Texas 78108

Owner Phone Number: 830-990-2222

Owner Email Address: hangthuytu0609@gmail.com

Applicant

Applicant Name: S.E. Daniels Construction, LLC.

Applicant Address: 28550 IH 10 West, Suite #2, Boerne, Texas 78006

Applicant Phone Number: 830-981-4646 - 210-833-2321 cell

Applicant Email Address: sissy@sedanielsconstruction.com

Applicant's Signature

I hereby certify that the information supplied with this application is true and correct, and that the paper and electronic copies of the materials submitted are consistent with each other, to the best of my knowledge. I also certify, if I am not the owner, that I have authorization from the owner to act on his/her behalf.

Signature: Sissy Daniels Digitally signed by Sissy Daniels Date: 2025.04.21 17:20:38 -05'00'

Printed Name: Sissy Daniels, Vice President

Staff Use Only Application Number: SP_2505 Date: 4/28/25

Required Checklist Items Included: $850.00 Ch # 1069